

**NOTICE OF**

**ANNUAL GENERAL MEETING**

**CYPRESS POINT ABC**

**STRATA PLAN NW 2050**

**Thursday, November 25, 2021**

Join Zoom Meeting

<https://us02web.zoom.us/j/81154202949?pwd=VkxKdIIHR2ILSEhGWlYxTzhOQnE5dz09>

**Meeting to Commence at 7:00PM**

**Registration to Commence at 6:30 PM**

Notice of Meeting Package dated November 4, 2021

Due to the current pandemic situation, it is not possible to hold a large "in person" gathering of owners, so Cypress Point Strata NW2050 will be holding its Annual General Meeting (AGM) by a "Zoom Meeting".

The Strata Council will have two different but related Zoom Meetings:

1. A Zoom information meeting will be held on Thursday, November 18, 2021 at 7:00 pm a week before the actual AGM meeting. This is to enable owners to discuss and ask questions in advance of the AGM. It will also provide owners with the opportunity to become familiar with Zoom. Owners may also submit their names for a position on Strata Council. This particular Zoom meeting connection information will be different and sent out at a later date. Attendance is optional.
2. A Zoom meeting for the actual AGM. The AGM Zoom meeting connection information is provided below. A meeting reminder will also be sent out the day before.

For the upcoming AGM there will be an election of council members. Owners are welcome to submit their names for these positions. An election will be held if there are more than 7 candidates seeking positions. All positions are unpaid volunteers. No experience is necessary. Other experienced council members will help get new volunteers acquainted with the process. If you are interested in submitting your name for a volunteer position, please send an email to: [nw2050@telus.net](mailto:nw2050@telus.net)

Cypress Point Strata NW2050 Annual General Meeting (AGM) using a scheduled Zoom meeting invitation. Video capability is optional and not necessary.

Topic: Annual General Meeting - Cypress Point, Strata NW2050

Time: Thursday, November 25, 2021 07:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81154202949?pwd=VxkKdIHHR2ILSEhGWlYxTzhOQnE5dz09>

Meeting ID: 811 5420 2949

Passcode: 595257

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 7:00 pm on Wednesday, November 24, 2021.

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 2021  
CYPRESS POINT ABC  
STRATA PLAN NW 2050**

Gordon Farrell  
President

Phone: 604 207 0392  
Email: [gordon.farrell@gmail.com](mailto:gordon.farrell@gmail.com)

Murray Thompson  
Vice President

Phone: 604 841 7365  
Email: [murthespur@shaw.ca](mailto:murthespur@shaw.ca)

Carole Borthwick  
Treasurer

Phone: 604 275 7231  
Email: [caroleborthwick@hotmail.com](mailto:caroleborthwick@hotmail.com)

Lindsay Armstrong

Phone: 604 961 4725  
Email: [larmy@shaw.ca](mailto:larmy@shaw.ca)

Linda McLaren

Phone: 604 537 5340  
Email: [mclarlinda@gmail.com](mailto:mclarlinda@gmail.com)

Joanne Parkinson

Phone: 604 244 7191  
E-mail: [joanne50andfab@hotmail.com](mailto:joanne50andfab@hotmail.com)

Queenie Cheng

Phone: 778 855 1683  
Email: [qcheng0730@gmail.com](mailto:qcheng0730@gmail.com)

\*\*\*\*\*

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

**Phone: 604 279 1554**  
**Fax: 604 279 1553**  
**Email: [cypresspoint@telus.net](mailto:cypresspoint@telus.net)**  
Administrator: Audrey Montero

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

<p>Cypress Website is: <a href="https://cypresspointstrata.github.io/">https://cypresspointstrata.github.io/</a> Password for the minutes is their date in numeric form. e. g. August 17, 2021.pdf is 170821</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

## **2021 President's Message**

### **Cypress Point - Strata NW2050**

Nearing the end of 2021 and we are still continuously trying to adapt to ongoing and changing events in the world and at our Strata complex.

It was very unfortunate that we were unable to open the pool and hot tub this past summer. The pool requires inspection and approval from the Regional Health Authorities. There were many changes to requirements for safety, new signage, procedures, and new equipment, along with new restricted limits for people inside the pool area. There were also several pool equipment mechanical issues and a pool leak. The pandemic caused service staff shortages, so it was a challenge to get health inspections and any work completed on the pool during 2021. The 2022 season will be better.

Please ensure that you have read the Treasurers' message containing many important topics.

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 you will be able to join the Zoom waiting room a half hour earlier. This allows the registrar for our meeting the needed time to qualify people's names and strata lot numbers before allowing them into the Zoom meeting.

Tony Gioventu, Strata Advisor for CHOA, will be chairing. 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. Completed proxy forms need to be submitted to the office at least 2 days prior to the AGM meeting.

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!

For more information on CHOA resources and benefits visit [www.choa.bc.ca](http://www.choa.bc.ca) or contact the office at 1-877-353-2462 or email [office@choa.bc.ca](mailto:office@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.

## **Condominium Home Owners' Association**

*Serving BC's Strata Owners since 1976*

Bulletin: 200-115

### **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 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.

For more information on CHOA resources and benefits visit [www.choa.bc.ca](http://www.choa.bc.ca) or contact the office at 1-877-353-2462 or email [office@choa.bc.ca](mailto:office@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.

## **2021 – NW 2050 - Treasurer's Message**

I can't quite believe that 2021 is coming to an end and it is time, once again, for me to report to you, the owners, about the state of our finances at Cypress Point for 2021/2022.

This past year was a tough one for many of our owners, with the pandemic still front and centre and our higher-than-normal monthly strata fees due to the high cost of our insurance premiums. Thankfully, in the spring we started our search early and in the end were able to secure our strata insurance coverage with much lower premiums and deductibles. Because our strata insurance coverage runs from August to August, we had to budget for the high insurance premium amount in the 2021 budget. As a result of that, if things continue the way they have for the rest of the year, we are anticipating that we will have a surplus left in our operating account at the end of December 2021.

We have a surplus in our Shared Facilities account due to our lower strata insurance premiums and also after cancelling the security service. We will be using a portion of the surplus to pay for the purchase of a new bench-press as the old one is not working properly and cannot be fixed

We have had two major projects going on at Cypress simultaneously in the second half of the year with the windows being replaced in the non-remediated sections of building B & C and new carpets being laid in all the buildings. It feels so good to have both of those projects coming to an end soon. We don't know what the end cost of either project will be and probably won't for the carpets until the end of this year and for the windows until February of 2022.

Many of the line items in our 2022 Operating Budget have increased due to the higher cost of doing business. For example, there will be a modest increase in our financial management fees of \$900/year (of which \$243 will be paid by Shared Facilities). And, our hardworking Strata Office Administrator, Audrey Montero, has been working for us for 6 years without a pay increase so after looking into industry standards, Council has voted to increase Audrey's hourly salary from \$22 to \$25.00 per hour.

As owners in Building B know, their elevator needs a major overhaul which we are in the process of getting quotes for. Also, we had Atlas Apex Roofing give us a report on the state of our roofs which they say will be good for another few years with continuing maintenance. Atlas Apex reported an area on Building A that needs further investigation. We are in the process of getting a quote from RDH to investigate the issue.

With those two major expenses in mind, council voted to increase our CRF contributions by \$30,000 for 2022. Our rationale is that the more we can save now the better off we will be when it becomes necessary to overhaul the elevators and replace the roofs.

Even with the increases in our operating budget expenses and increasing our CRF contributions by \$30,000 for 2022, we were left with a difference of \$55,778.37 and so Council is happy to report that monthly strata fees will be decreasing by an average of approximately \$43.85 per month (approx.\$526.21 per suite per year) depending on your Common Area %.

During RDH's presentation of the depreciation draft report, they noted that our Strata has been proactive in maintaining the integrity of our buildings and, that our Strata has a good foundation for funding. They told us that we are in the high end of average for CRF contributions.

RDH is in the process of finishing our depreciation report and when we receive it, it will be posted on our website

As projects are completed, they will be added to a list that our Strata Office Administrator has in the office and then they will be posted online in order to keep the Depreciation Report up to date.

Carole Borthwick, Treasurer, NW2050





**Strata  
PROTECT**

## SUMMARY OF COVERAGES

<b>Named Insured</b>	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
<b>Project Name</b>	CYPRESS POINT
<b>Property Manager</b>	CrossRoads Management Ltd.
<b>Policy Period</b>	August 01, 2021 to August 01, 2022
<b>Policy Number</b>	BFL04NW02050
<b>Insured Location(s)</b>	7511, 7531 & 7651 Minoru Boulevard, Richmond, BC V6Y 1Z3

## INSURING AGREEMENT



### PROPERTY

All Property LMA5130 Application of Sublimits Endorsement & LMA5393 Communicable Disease Endorsement, Stated Amount  
Co-Insurance, Replacement Cost, Blanket By-Laws.

As Per Limit of Liability

	DEDUCTIBLE	LIMIT
<b>Primary Limit of Liability:</b>		<b>\$20,000,000</b>
<b>Excess Limit of Liability:</b>		<b>\$9,574,400</b>
Property Extensions - Annually Aggregated		\$5,000,000
Lock & Key	\$2,500	Included
Additional Living Expenses - \$50,000 Per Unit		Included
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		



### CONDOMINIUM DIRECTORS & OFFICERS LIABILITY

	DEDUCTIBLE	LIMIT
Claims Made Form - Including Property Manager	Nil	\$20,000,000
Privacy Event Expenses	Nil	\$50,000
Cyber Liability	Nil	\$50,000

## INSURING AGREEMENT



### 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	\$29,548,900
- 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
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

## TOTAL INSURABLE VALUE

Appraisal Date: April 30, 2021

All Property LMA5130 Application of Sublimits Endorsement & LMA5393 Communicable Disease Endorsement \$29,548,900

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 – Tony Gioventu Executive Director for CHOA,  
Audrey Montero, Administrator
- 6) Approval of November 5, 2020 Annual General Meeting Minutes
- 7) Presidents Report for 2021 (included in AGM Package)
- 8) Treasurer's Report for 2021 (included in AGM Package)
- 9) Presentation and Approval of the Disposition of the 2021-year end and  
accumulated funds re Cypress Operating Account surplus/deficit.
- 10) Presentation of the 2022 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) Special Resolutions:
  - A. Presentation and Approval of the Operating Budget for NW2050 for the year  
2022
  - B. Presentation and Approval to adopt a set of rules regarding the procedures,  
fees and payments for electric cars as explained in Appendix A.
  - C. Presentation and Approval to amend Bylaw 23.1 to include electronic Annual  
General Meetings.
- 12) New Business and Discussions
- 13) Election of NW2050 Strata Council for 2022
- 14) Adjournment

**Balance Sheet (Accrual)**  
**CYPRESS POINT - 12 - (nw2050)**

**July 2021**

**AS OF THE 7TH MONTH ENDING JULY 31, 2021**

Page 1  
09/09/2021  
05:03 PM

Prepared For:

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

Prepared By:

Crossroads Management Ltd.  
#1001 - 7445 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	53,165.58
1025-0000 Bank - Westminster - Contingency	413,402.67
1025-0030 Bank - Exterior Building	53,469.72
1027-0001 Bank - Carpet Levy	100,368.60
1028-0023 Bank - Remediation Project	579,463.72
1028-0024 Bank - Repipe Fund	45,310.07
1111-0100 Due (to) from CP Shared Facility	1,751.25
1300-0000 Accounts Receivable	7,537.81

**TOTAL ASSETS**

1,254,974.42

**LIABILITIES**

2010-0000 Accounts Payable	44,441.08
2012-2500 Accrued Expenses	1,036.83
2040-0003 Due to Contingency-Insurance	56,530.41
2170-0000 Vacation Payable	1,688.72
2250-0000 Pre-Paid Fees	434.90

**TOTAL LIABILITIES**

104,131.94

**OWNERS' EQUITY**

**RESERVES**

3300-0000 Contingency Fund	413,402.67
----------------------------	------------

**TOTAL RESERVES**

413,402.67

**REPIPING FUND**

3402-3995 Repipe Fund	136,403.11
3402-3997 Repipe Fund Expenses	-91,093.04

**TOTAL REPIPING FUND**

45,310.07

**CARPET REPLACEMENT LEVY**

3430-0027 Carpet Replacement Assessment	131,266.91
3430-0028 Carpet Replacement Expenses	-61,796.61

**CARPET REPLACEMENT TOTAL**

69,470.30

**EXTERIOR BUILDING**

3432-0051 Exterior Building Fund	93,764.88
3432-0053 Exterior Building Expenses	-40,295.16

**TOTAL EXTERIOR BUILDING**

53,469.72

**FUTURE REMEDIATION PROJECT**

3432-0066 Future Remediation Project Income	637,924.84
3432-0067 Future Remediation Project Expenses	-58,461.12

**TOTAL FUTURE REMEDIATION PROJECT**

579,463.72

3500-0000 Net Income - Prior Years	-13,540.56
3510-0000 Net Income - Current Year	3,266.56

Date: SEP. 9 / 2021  
Accountant: [Signature]  
Property Manager: [Signature]

**Balance Sheet (Accrual)**  
**CYPRESS POINT - 12 - (nw2050)**  
**July 2021**

Page 2  
09/09/2021  
05:03 PM

**AS OF THE 7TH MONTH ENDING JULY 31, 2021**

<b>TOTAL OWNERS' EQUITY</b>	<u>1,150,842.48</u>
<b>TOTAL LIABILITIES AND EQUITY</b>	<u><u>1,254,974.42</u></u>

**Budget Comparison (Accrual)  
CYPRESS POINT - 12 - (nw2050)**

**July 2021**

**AS OF THE 7TH MONTH ENDING JULY 31, 2021**

Page 1  
09/09/2021  
05:03 PM

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

Prepared By:  
Crossroads Management Ltd.  
#1001 - 7445 132nd Street  
Surrey, BC V3W 1J8  
Phone: 778-578-4445,

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>INCOME</b>									
4010-0000 Strata Fees	55,282.17	55,282.19	-0.02	0.00	386,975.19	386,975.33	-0.14	0.00	663,386.25
4016-0000 Bank Interest Income	183.63	125.00	58.63	46.90	916.18	875.00	41.18	4.71	1,500.00
4016-0020 Sundry Income	0.00	416.67	-416.67	-100.0	230.00	2,916.69	-2,686.69	-92.11	5,000.00
4022-0000 Move in/out	100.00	66.67	33.33	49.99	300.00	466.69	-166.69	-35.72	800.00
<b>TOTAL</b>	<b>55,565.80</b>	<b>55,890.53</b>	<b>-324.73</b>	<b>-0.58</b>	<b>388,421.37</b>	<b>391,233.71</b>	<b>-2,812.34</b>	<b>-0.72</b>	<b>670,686.25</b>
4034-3000 Bylaw Fines/Late Fees	50.00	0.00	50.00	0	300.00	0.00	300.00	0	0.00
<b>TOTAL</b>	<b>50.00</b>	<b>0.00</b>	<b>50.00</b>	<b>0</b>	<b>300.00</b>	<b>0.00</b>	<b>300.00</b>	<b>0</b>	<b>0.00</b>
<b>OTHER</b>									
4057-0000 Parking	565.00	625.00	-60.00	-9.60	4,194.00	4,375.00	-181.00	-4.14	7,500.00
4057-1000 Laundry Income	0.00	125.00	-125.00	-100.0	174.00	875.00	-701.00	-80.11	1,500.00
4058-0000 Lockers	720.00	660.00	60.00	9.09	5,220.00	4,620.00	600.00	12.99	7,920.00
<b>TOTAL OTHER</b>	<b>1,285.00</b>	<b>1,410.00</b>	<b>-125.00</b>	<b>-8.87</b>	<b>9,588.00</b>	<b>9,870.00</b>	<b>-282.00</b>	<b>-2.86</b>	<b>16,920.00</b>
<b>TOTAL INCOME</b>	<b>56,900.80</b>	<b>57,300.53</b>	<b>-399.73</b>	<b>-0.70</b>	<b>398,309.37</b>	<b>401,103.71</b>	<b>-2,794.34</b>	<b>-0.70</b>	<b>687,606.25</b>
<b>TOWNHOUSE EXPENSES</b>									
6318-0010 Gutter, Drains & Sewers	204.75	250.00	45.25	18.10	10,022.03	1,750.00	-8,272.03	-472.6	3,000.00
6319-0000 Exterior Maintenance	0.00	166.67	166.67	100.0	1,223.25	1,166.69	-56.56	-4.85	2,000.00
6319-0050 Chimney Cleaning	0.00	175.00	175.00	100.0	2,105.25	1,225.00	-880.25	-71.86	2,100.00
6319-0100 Dryer Vent Cleaning	2,949.79	250.00	-2,699.79	-1,079	2,949.79	1,750.00	-1,199.79	-68.56	3,000.00
6319-0150 Window/Skylight Mtnc	0.00	166.67	166.67	100.0	5,105.01	1,166.69	-3,938.32	-337.5	2,000.00
6319-0200 Exterior Window Washin	0.00	150.00	150.00	100.0	893.81	1,050.00	156.19	14.88	1,800.00
6319-0250 Parkade & Garage Door	393.75	166.67	-227.08	-136.2	656.25	1,166.69	510.44	43.75	2,000.00
6321-0000 Exterior Painting	0.00	41.67	41.67	100.0	0.00	291.69	291.69	100.0	500.00
6323-0000 Roof Maintenance	0.00	416.67	416.67	100.0	3,192.00	2,916.69	-275.31	-9.44	5,000.00
<b>TOTAL OPERATING EXPS. - T.H.</b>	<b>3,548.29</b>	<b>1,783.35</b>	<b>-1,764.94</b>	<b>-98.97</b>	<b>26,147.39</b>	<b>12,483.45</b>	<b>-13,663.94</b>	<b>-109.4</b>	<b>21,400.00</b>
<b>COMMON EXPENSES</b>									
<b>LANDSCAPING &amp; GROUNDS</b>									
6415-0000 Landscape Contract	2,100.00	2,125.00	25.00	1.18	14,847.00	14,875.00	28.00	0.19	25,500.00
6430-0025 Ground/Garden Supplies	210.00	83.33	-126.67	-152.0	756.00	583.31	-172.69	-29.61	1,000.00
6435-0000 Plant Replacement & Im	0.00	275.67	275.67	100.0	0.00	1,929.69	1,929.69	100.0	3,308.00
6435-0050 Landscaping Upgrade	0.00	241.67	241.67	100.0	0.00	1,691.69	1,691.69	100.0	2,900.00
6436-0000 Pest Control	0.00	166.67	166.67	100.0	964.50	1,166.69	202.19	17.33	2,000.00
6440-0000 Irrigation System	0.00	166.67	166.67	100.0	1,346.93	1,166.69	-180.24	-15.45	2,000.00
6442-0000 Hydrants	0.00	25.00	25.00	100.0	0.00	175.00	175.00	100.0	300.00
6446-0050 Parking Lot Maintenance	0.00	125.00	125.00	100.0	1,028.33	875.00	-153.33	-17.52	1,500.00
6455-0000 Snow Removal	0.00	266.67	266.67	100.0	693.00	1,866.69	1,173.69	62.88	3,200.00
<b>TOTAL LANDS. &amp; GROUNDS</b>	<b>2,310.00</b>	<b>3,475.68</b>	<b>1,165.68</b>	<b>33.54</b>	<b>19,635.76</b>	<b>24,329.76</b>	<b>4,694.00</b>	<b>19.29</b>	<b>41,708.00</b>
<b>REPAIR &amp; MAINTENANCE- GENER</b>									
6510-0017 General Interior Repair	0.00	416.67	416.67	100.0	1,618.18	2,916.69	1,298.51	44.52	5,000.00
6510-0150 Doors	0.00	166.67	166.67	100.0	0.00	1,166.69	1,166.69	100.0	2,000.00
6510-0210 R & M - Electrical	0.00	41.67	41.67	100.0	874.56	291.69	-582.87	-199.8	500.00
6510-0405 Water Leaks - Buildings	-4,110.40	100.00	4,210.40	4,210.	1.00	700.00	699.00	99.86	1,200.00
6510-0410 R & M - Plumbing	0.00	416.67	416.67	100.0	2,553.06	2,916.69	363.63	12.47	5,000.00
6510-2025 Hytec Water System	1,175.33	1,500.00	324.67	21.64	8,227.31	10,500.00	2,272.69	21.64	18,000.00
6510-4001 Elevator	588.00	500.00	-88.00	-17.60	4,116.00	3,500.00	-616.00	-17.60	6,000.00
6521-1000 Fire Equipment Maint.	0.00	416.67	416.67	100.0	359.79	2,916.69	2,556.90	87.66	5,000.00
6530-1000 Janitorial	1,036.83	1,083.33	46.50	4.29	7,257.81	7,583.31	325.50	4.29	13,000.00
6535-2150 Locks & Keys	178.50	291.67	113.17	38.80	3,984.47	2,041.69	-1,942.78	-95.16	3,500.00
6566-0000 Light Bulbs	0.00	12.50	12.50	100.0	150.00	87.50	-62.50	-71.43	150.00
<b>TOTAL REPAIR &amp; MAINT.</b>	<b>-1,131.74</b>	<b>4,945.85</b>	<b>6,077.59</b>	<b>122.8</b>	<b>29,142.18</b>	<b>34,620.95</b>	<b>5,478.77</b>	<b>15.83</b>	<b>59,350.00</b>
<b>UTILITIES</b>									
6576-0000 Electricity	1,567.26	1,916.67	349.41	18.23	11,613.36	13,416.69	1,803.33	13.44	23,000.00
6578-2000 Garbage & Recycling	1,561.89	1,500.00	-61.89	-4.13	10,643.89	10,500.00	-143.89	-1.37	18,000.00

**Budget Comparison (Accrual)**  
**CYPRESS POINT - 12 - (nw2050)**

Page 2  
09/09/2021  
05:03 PM

**July 2021**

**AS OF THE 7TH MONTH ENDING JULY 31, 2021**

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
6581-0000 Gas	1,309.89	1,583.33	273.44	17.27	12,974.48	11,083.31	-1,891.17	-17.06	19,000.00
<b>TOTAL UTILITIES</b>	4,439.04	5,000.00	560.96	11.22	35,231.73	35,000.00	-231.73	-0.66	60,000.00
<b>RECREATION CENTRE - COMMON</b>									
6710-3000 Shared Facility-Woodrid	585.33	1,597.16	1,011.83	63.35	4,097.35	11,180.12	7,082.77	63.35	19,165.88
6710-4000 Shared Facility-Cypress	3,811.07	3,811.08	0.01	0.00	26,677.49	26,677.56	0.07	0.00	45,732.90
<b>TOTAL OPER. EXPS-REC. CENTRE</b>	4,396.40	5,408.24	1,011.84	18.71	30,774.84	37,857.68	7,082.84	18.71	64,898.78
<b>SALARIES &amp; BENEFITS</b>									
6870-0050 Wages - Administrator	2,398.00	2,250.00	-148.00	-6.58	15,840.00	15,750.00	-90.00	-0.57	27,000.00
6870-0060 Wages - Assist Administr	0.00	50.00	50.00	100.0	0.00	350.00	350.00	100.0	600.00
6870-0075 Wages - Shared Fac Co	-530.25	-530.25	0.00	0.00	-3,711.75	-3,711.75	0.00	0.00	-6,363.00
6875-0000 Payroll Costs	263.77	291.67	27.90	9.57	1,736.02	2,041.69	305.67	14.97	3,500.00
<b>TOTAL SALARIES &amp; PAYROLL COS</b>	2,131.52	2,061.42	-70.10	-3.40	13,864.27	14,429.94	565.67	3.92	24,737.00
<b>OFFICE EXPENSES</b>									
6921-0000 Tel/Fax/Cell - Office	434.12	250.00	-184.12	-73.65	1,863.29	1,750.00	-113.29	-6.47	3,000.00
<b>ADMINISTRATION</b>									
6970-0000 AGM Expenses - Admin.	0.00	50.00	50.00	100.0	0.00	350.00	350.00	100.0	600.00
6980-0000 Legal Expenses	0.00	16.67	16.67	100.0	0.00	116.69	116.69	100.0	200.00
6983-0000 Office Equipment	0.00	16.67	16.67	100.0	332.12	116.69	-215.43	-184.6	200.00
6984-0000 Postage and Printing	24.71	58.33	33.62	57.64	287.98	408.31	120.33	29.47	700.00
6984-0050 Office Supplies	0.00	41.67	41.67	100.0	0.00	291.69	291.69	100.0	500.00
6984-0100 Courier Service	0.00	33.33	33.33	100.0	219.30	233.31	14.01	6.00	400.00
6985-0000 Insurance Appraisal	0.00	125.00	125.00	100.0	0.00	875.00	875.00	100.0	1,500.00
6990-0000 Insurance Premiums	21,243.39	21,317.03	73.64	0.35	148,703.73	149,219.21	515.48	0.35	255,804.41
6993-0000 Professional Fees	0.00	50.83	50.83	100.0	340.20	355.81	15.61	4.39	610.00
6994-0000 Dues & Subscriptions	0.00	41.67	41.67	100.0	637.00	291.69	-345.31	-118.3	500.00
6995-0001 WorkSafe BC	0.00	66.67	66.67	100.0	0.00	466.69	466.69	100.0	800.00
7000-0000 Management Fees	650.00	650.00	0.00	0.00	4,550.00	4,550.00	0.00	0.00	7,800.00
7025-0000 Bank Charges	10.00	10.42	0.42	4.03	70.00	72.94	2.94	4.03	125.00
7050-0000 Miscellaneous	0.00	16.09	16.09	100.0	0.00	112.63	112.63	100.0	193.06
7051-0000 Statutory Financial Revi	0.00	15.00	15.00	100.0	176.40	105.00	-71.40	-68.00	180.00
7051-0500 Contingency Transfer	3,333.33	3,333.33	0.00	0.00	23,333.31	23,333.31	0.00	0.00	40,000.00
7051-0515 Repipe Reserve	200.00	200.00	0.00	0.00	1,400.00	1,400.00	0.00	0.00	2,400.00
7051-0520 Exterior Bldg Reserve	833.33	833.33	0.00	0.00	5,833.31	5,833.31	0.00	0.00	10,000.00
7051-0525 Remediation Reserve	7,500.00	7,500.00	0.00	0.00	52,500.00	52,500.00	0.00	0.00	90,000.00
<b>TOTAL ADMINISTRATION EXPENSE</b>	34,228.88	34,626.04	397.16	1.15	240,246.64	242,382.28	2,135.64	0.88	415,512.47
<b>TOTAL COMMON EXPENSES</b>	46,374.10	55,517.23	9,143.13	16.47	368,895.42	388,620.61	19,725.19	5.08	666,206.25
<b>TOTAL EXPENSES</b>	49,922.39	57,300.58	7,378.19	12.88	395,042.81	401,104.06	6,061.25	1.51	687,606.25
<b>NET INCOME (LOSS)</b>	6,978.41	-0.05	6,978.46	13.95	3,266.56	-0.35	3,266.91	933.4	0.00
<b>REVENUE UTILITIES</b>									
<b>UTILITY EXPENSES</b>									

**Balance Sheet (Accrual)**  
**CYRPRESS POINT SHARED FACILITIES - 12 - (nw2050sf)**  
**July 2021**  
**AS OF THE 7TH MONTH ENDING JULY 31, 2021**

Page 1  
09/09/2021  
05:16 PM

Prepared For:  
Cypress Point Shared Facilities  
Richmond, BC  
  
Richmond, BC

Prepared By:  
Crossroads Management Ltd.  
#1001 - 7445 132nd Street  
Surrey, BC V3W 1J8  
Phone: 778-578-4445,

**ASSETS**

1020-0000 Bank - Westminster - Chequing

12,822.41

**TOTAL ASSETS**

12,822.41

**LIABILITIES**

2010-0000 Accounts Payable

893.61

2012-2500 Accrued Expenses

758.90

2040-0100 Due to Cypress ABC

1,481.27

2250-0000 Pre-Paid Fees

0.48

**TOTAL LIABILITIES**

3,134.26

**OWNERS' EQUITY**

3500-0000 Net Income - Prior Years

-2,054.51

3510-0000 Net Income - Current Year

11,742.66

**TOTAL OWNERS' EQUITY**

9,688.15

**TOTAL LIABILITIES AND EQUITY**

12,822.41

Date: SEP 9 / 2021  
Accountant: [Signature]  
Property Manager: [Signature]



**Budget Comparison (Accrual)**  
**CYRPRESS POINT SHARED FACILITIES - 12 - (nw2050sf)**  
**July 2021**  
**AS OF THE 7TH MONTH ENDING JULY 31, 2021**

Page 1  
09/09/2021  
05:16 PM

Prepared For:  
Cypress Point Shared Facilities  
Richmond, BC  
  
Richmond, BC

Prepared By:  
Crossroads Management Ltd.  
#1001 - 7445 132nd Street  
Surrey, BC V3W 1J8  
Phone: 778-578-4445,

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
<b>INCOME</b>									
4010-1000 Contribution - NW 1868	2,301.44	2,301.44	0.00	0.00	16,110.08	16,110.08	0.00	0.00	27,617.31
4010-2000 Contribution - NW 2050	3,811.07	3,811.08	-0.01	0.00	26,677.49	26,677.56	-0.07	0.00	45,732.90
4010-3000 Contribution - NW 2090	1,797.79	1,797.80	-0.01	0.00	12,584.53	12,584.60	-0.07	0.00	21,573.59
4010-4000 Contribution - NW 1942	5,070.18	5,070.18	0.00	0.00	35,491.26	35,491.26	0.00	0.00	60,842.20
4016-0000 Bank Interest Income	12.99	11.67	1.32	11.31	52.63	81.69	-29.06	-35.57	140.00
4026-0500 Recreation Room Rental	0.00	41.67	-41.67	-100.0	0.00	291.69	-291.69	-100.0	500.00
<b>TOTAL</b>	<b>12,993.47</b>	<b>13,033.84</b>	<b>-40.37</b>	<b>-0.31</b>	<b>90,915.99</b>	<b>91,236.88</b>	<b>-320.89</b>	<b>-0.35</b>	<b>156,406.00</b>
<b>TOTAL INCOME</b>	<b>12,993.47</b>	<b>13,033.84</b>	<b>-40.37</b>	<b>-0.31</b>	<b>90,915.99</b>	<b>91,236.88</b>	<b>-320.89</b>	<b>-0.35</b>	<b>156,406.00</b>
<b>COMMON EXPENSES</b>									
<b>LANDSCAPING &amp; GROUNDS</b>									
6415-0005 Gardening	0.00	50.00	50.00	100.0	0.00	350.00	350.00	100.0	600.00
<b>TOTAL LANDS. &amp; GROUNDS</b>	<b>0.00</b>	<b>50.00</b>	<b>50.00</b>	<b>100.0</b>	<b>0.00</b>	<b>350.00</b>	<b>350.00</b>	<b>100.0</b>	<b>600.00</b>
<b>REPAIR &amp; MAINTENANCE- GENER</b>									
6510-0000 Repair & Maintenance	6.10	416.67	410.57	98.54	61.95	2,916.69	2,854.74	97.88	5,000.00
6510-0410 R & M - Plumbing	0.00	41.67	41.67	100.0	0.00	291.69	291.69	100.0	500.00
6510-4070 Security	-2,200.00	1,333.33	3,533.33	265.0	4,444.65	9,333.31	4,888.66	52.38	16,000.00
6535-2150 Locks & Keys	0.00	16.67	16.67	100.0	0.00	116.69	116.69	100.0	200.00
<b>TOTAL REPAIR &amp; MAINT.</b>	<b>-2,193.90</b>	<b>1,808.34</b>	<b>4,002.24</b>	<b>221.3</b>	<b>4,506.60</b>	<b>12,658.38</b>	<b>8,151.78</b>	<b>64.40</b>	<b>21,700.00</b>
<b>RECREATION CENTRE - COMMON</b>									
6706-0000 Rec Centre-Mgmt Expen	530.25	530.25	0.00	0.00	3,711.75	3,711.75	0.00	0.00	6,363.00
6706-1000 Rec Centre-Mgmt Other	0.00	125.00	125.00	100.0	0.00	875.00	875.00	100.0	1,500.00
6710-1050 Recreation Room	131.25	83.33	-47.92	-57.51	131.25	583.31	452.06	77.50	1,000.00
6734-0000 Pool Maintenance	423.68	333.33	-90.35	-27.11	3,008.53	2,333.31	-675.22	-28.94	4,000.00
6736-0000 Pool Repairs	0.00	291.67	291.67	100.0	1,630.65	2,041.69	411.04	20.13	3,500.00
6740-0000 Pool Supplies & Chemic	0.00	83.33	83.33	100.0	448.90	583.31	134.41	23.04	1,000.00
6742-0000 Pool Permits	0.00	16.67	16.67	100.0	133.32	116.69	-16.63	-14.25	200.00
6750-0000 Cleaning Supplies-Rec.	0.00	16.67	16.67	100.0	0.00	116.69	116.69	100.0	200.00
6764-0000 Electricity - Rec. Centre	269.98	291.67	21.69	7.44	3,360.70	2,041.69	-1,319.01	-64.60	3,500.00
6765-0000 Gas - Rec. Centre	29.28	250.00	220.72	88.29	211.02	1,750.00	1,538.98	87.94	3,000.00
6770-0000 Janitor - Rec Centre	758.90	1,000.00	241.10	24.11	5,312.30	7,000.00	1,687.70	24.11	12,000.00
<b>TOTAL OPER. EXPS-REC. CENTRE</b>	<b>2,143.34</b>	<b>3,021.92</b>	<b>878.58</b>	<b>29.07</b>	<b>17,948.42</b>	<b>21,153.44</b>	<b>3,205.02</b>	<b>15.15</b>	<b>36,263.00</b>
<b>ADMINISTRATION</b>									
6985-0000 Insurance Appraisal	0.00	25.00	25.00	100.0	0.00	175.00	175.00	100.0	300.00
6990-0000 Insurance Premiums	7,857.10	7,884.38	27.28	0.35	55,000.00	55,190.66	190.66	0.35	94,612.59
7000-0000 Management Fees	233.33	233.33	0.00	0.00	1,633.31	1,633.31	0.00	0.00	2,800.00
7025-0000 Bank Charges	10.00	10.87	0.87	8.00	85.00	76.09	-8.91	-11.71	130.41
<b>TOTAL ADMINISTRATION EXPENSE</b>	<b>8,100.43</b>	<b>8,153.58</b>	<b>53.15</b>	<b>0.65</b>	<b>56,718.31</b>	<b>57,075.06</b>	<b>356.75</b>	<b>0.63</b>	<b>97,843.00</b>
<b>TOTAL COMMON EXPENSES</b>	<b>8,049.87</b>	<b>13,033.84</b>	<b>4,983.97</b>	<b>38.24</b>	<b>79,173.33</b>	<b>91,236.88</b>	<b>12,063.55</b>	<b>13.22</b>	<b>156,406.00</b>
<b>TOTAL EXPENSES</b>	<b>8,049.87</b>	<b>13,033.84</b>	<b>4,983.97</b>	<b>38.24</b>	<b>79,173.33</b>	<b>91,236.88</b>	<b>12,063.55</b>	<b>13.22</b>	<b>156,406.00</b>
<b>NET INCOME (LOSS)</b>	<b>4,943.60</b>	<b>0.00</b>	<b>4,943.60</b>	<b>0</b>	<b>11,742.66</b>	<b>0.00</b>	<b>11,742.66</b>	<b>0</b>	<b>0.00</b>
<b>REVENUE UTILITIES</b>									
<b>UTILITY EXPENSES</b>									

**Income Statement (Accrual)**  
**CYRPRESS POINT SHARED FACILITIES - 12 - (nw2050sf)**  
**July 2021**  
**AS OF THE 7TH MONTH ENDING JULY 31, 2021**

Page 1  
09/09/2021  
05:16 PM

Prepared For:  
Cypress Point Shared Facilities  
Richmond, BC  
  
Richmond, BC

Prepared By:  
Crossroads Management Ltd.  
#1001 - 7445 132nd Street  
Surrey, BC V3W 1J8  
Phone: 778-578-4445,

	Month to Date	%	Year to Date	%
<b>INCOME</b>				
4010-1000 Contribution - NW 1868 Ashfo	2,301.44	17.71	16,110.08	17.72
4010-2000 Contribution - NW 2050 Cypr	3,811.07	29.33	26,677.49	29.34
4010-3000 Contribution - NW 2090 Cypr	1,797.79	13.84	12,584.53	13.84
4010-4000 Contribution - NW 1942 Wood	5,070.18	39.02	35,491.26	39.04
4016-0000 Bank Interest Income	12.99	0.10	52.63	0.06
<b>TOTAL</b>	<b>12,993.47</b>	<b>100.00</b>	<b>90,915.99</b>	<b>100.00</b>
<b>TOTAL INCOME</b>	<b>12,993.47</b>	<b>100.00</b>	<b>90,915.99</b>	<b>100.00</b>
<b>COMMON EXPENSES</b>				
<b>REPAIR &amp; MAINTENANCE- GENERAL</b>				
6510-0000 Repair & Maintenance	6.10	0.05	61.95	0.07
6510-4070 Security	-2,200.00	-16.93	4,444.65	4.89
<b>TOTAL REPAIR &amp; MAINT.</b>	<b>-2,193.90</b>	<b>-16.88</b>	<b>4,506.60</b>	<b>4.96</b>
<b>RECREATION CENTRE - COMMON</b>				
6706-0000 Rec Centre-Mgmt Expense	530.25	4.08	3,711.75	4.08
6710-1050 Recreation Room	131.25	1.01	131.25	0.14
6734-0000 Pool Maintenance	423.68	3.26	3,008.53	3.31
6736-0000 Pool Repairs	0.00	0.00	1,630.65	1.79
6740-0000 Pool Supplies & Chemicals-R	0.00	0.00	448.90	0.49
6742-0000 Pool Permits	0.00	0.00	133.32	0.15
6764-0000 Electricity - Rec. Centre	269.98	2.08	3,360.70	3.70
6765-0000 Gas - Rec. Centre	29.28	0.23	211.02	0.23
6770-0000 Janitor - Rec Centre	758.90	5.84	5,312.30	5.84
<b>TOTAL OPER. EXPS-REC. CENTRE</b>	<b>2,143.34</b>	<b>16.50</b>	<b>17,948.42</b>	<b>19.74</b>
<b>ADMINISTRATION</b>				
6990-0000 Insurance Premiums	7,857.10	60.47	55,000.00	60.50
7000-0000 Management Fees	233.33	1.80	1,633.31	1.80
7025-0000 Bank Charges	10.00	0.08	85.00	0.09
<b>TOTAL ADMINISTRATION EXPENSES</b>	<b>8,100.43</b>	<b>62.34</b>	<b>56,718.31</b>	<b>62.39</b>
<b>TOTAL COMMON EXPENSES</b>	<b>8,049.87</b>	<b>61.95</b>	<b>79,173.33</b>	<b>87.08</b>
<b>TOTAL EXPENSES</b>	<b>8,049.87</b>	<b>61.95</b>	<b>79,173.33</b>	<b>87.08</b>
<b>NET INCOME (LOSS)</b>	<b>4,943.60</b>	<b>38.05</b>	<b>11,742.66</b>	<b>12.92</b>
<b>REVENUE UTILITIES</b>				
<b>UTILITY EXPENSES</b>				
<b>NET INCOME (LOSS) WATER</b>				

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

	Jan. 1, 2017 to Dec. 31, 2017	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
<b>CONTINGENCY RESERVE FUND</b>					
Contingency Reserve Balance (Beginning of Year)	\$ 194,075.83	\$ 236,251.26	\$ 291,209.58	\$ 353,435.55	\$ 429,413.17
Transfer to Contingency Reserve (Current Year)	\$ 33,333.30	\$ 33,333.30	\$ 33,333.30	\$ 29,999.97	\$ 33,333.30
Insurance Expense				\$ (48,151.09)	\$ (46,192.77)
Cracked Joint Repair					
CRF Loan for Insurance	\$ (7,824.88)	\$ (7,877.07)	\$ (12,330.75)	\$ (14,488.67)	
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.)	\$ 2,076.26	\$ 3,064.44	\$ 6,627.74	\$ 3,310.81	\$ 1,963.44
<b>TOTAL CONTINGENCY RESERVES (End of Period)</b>	<b>\$ 221,660.51</b>	<b>\$ 275,585.19</b>	<b>\$ 331,072.58</b>	<b>\$ 337,390.25</b>	<b>\$ 404,976.58</b>
<b>CRF (PIPING)</b>					
Levy Reserve Balance (Beginning of Period)	\$ 57,817.09	\$ 61,049.43	\$ 64,774.72	\$ 52,606.35	\$ 43,664.12
Transfer to Levy Reserve (Current year - from Strata Fee)	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 1,800.00	\$ 2,000.00
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.)	\$ 572.35	\$ 938.66	\$ 1,333.85	\$ 454.74	\$ 318.39
<b>Total CRF Piping</b>	<b>\$ 60,389.44</b>	<b>\$ 63,988.09</b>	<b>\$ 58,569.78</b>	<b>\$ 46,002.31</b>	<b>\$ 45,982.51</b>
<b>CRF (EXTERIOR BUILDING PROJECT)</b>					
Levy Reserve Balance (Beginning of Period)	\$ 5,876.18	\$ 16,873.96	\$ 27,351.98	\$ 38,163.88	\$ 48,707.63
Transfer to Levy Reserve (current Year - from Strata Fee)	\$ 8,333.30	\$ 8,333.30	\$ 8,333.30	\$ 7,499.97	\$ 8,333.30
Transfer to Resolution					
Nedco Electronic-lighting-operating expenses transfer	\$ 822.22				
Canstar Restoration - reconstruction services					\$ (1,351.62)
Levy Reserve Interest (est.)	\$ 107.06	\$ 319.16	\$ 657.83	\$ 356.92	\$ 366.78
<b>Total CRF Exterior Building Project</b>	<b>\$ 15,138.76</b>	<b>\$ 25,526.42</b>	<b>\$ 36,343.11</b>	<b>\$ 46,020.77</b>	<b>\$ 56,056.09</b>
<b>CRF (REMEDATION PROJECT)</b>					
Levy Reserve Balance (Beginning of Period)	\$ 204,131.98	\$ 287,657.79	\$ 384,833.18	\$ 485,576.37	\$ 559,409.76
Transfer to Levy Reserve (Special Levy)	\$ 66,666.70	\$ 75,000.00	\$ 75,000.00	\$ 67,500.00	\$ 75,000.00
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)	
Levy Reserve interest (est.)	\$ 2,325.20	\$ 4,915.15	\$ 8,776.15	\$ 4,431.12	\$ 4,142.78
<b>Total CRF Remediation Project</b>	<b>\$ 273,123.88</b>	<b>\$ 367,572.94</b>	<b>\$ 468,609.33</b>	<b>\$ 546,167.49</b>	<b>\$ 520,710.40</b>
<b>Special Levy</b>					
Levy Reserve Balance (Beginning of Period)	\$ 5,722.29	\$ 5,802.43	\$ 5,925.64	\$ 6,072.46	
Transfer to Levy					
Expended from Special Levy					
Transfer Funds to CRF				\$ (6,107.56)	
Levy Interest (est.)	\$ 55.35	\$ 87.74	\$ 122.03	\$ 35.10	
<b>Total Special levy</b>	<b>\$ 5,777.64</b>	<b>\$ 5,890.17</b>	<b>\$ 6,047.67</b>	<b>\$ 0.00</b>	
<b>Fire Insurance Fund</b>					
Levy Reserve Balance (Beginning of Period)				\$ 8,067.36	
Transfer to Levy					
Expended from Special Levy					
Transfer Funds to CRF				\$ (8,113.98)	
Levy Interest (est.)				\$ 46.62	
<b>Total Special levy</b>				<b>\$ 0.00</b>	
<b>Carpet Replacement Assessment</b>					
Levy Reserve Balance (Beginning of Period)				\$ 129,999.85	\$ 130,616.69
Island Carpet - carpet purchase					\$ (61,796.61)
Levy Interest (est.)				\$ 316.12	\$ 810.03
<b>Total Special levy</b>				<b>\$ 130,315.97</b>	<b>\$ 69,630.11</b>
<b>OPERATING RESERVES</b>					
Operating Fund (Beginning of Period)					
Projected Operating Surplus (Deficit)					
Transfer of Building Levy Fund					
Transfer in/out from CRF as per AGM Resolution					
<b>Total Operating Reserve (End of Period)</b>					
<b>TOTAL RESERVES</b>					

\*\*Opening entries after audit

### Operating Budget for NW2050 For The Year 2022

Operating Account		YTD	Projected to	Annual	Proposed Change	
INCOME	Code	31-Jul-21	31-Dec-21	For 2021	For 2022	Explanation
Strata Fees	4010	\$ 386,975.19	\$ 663,386.25	\$ 663,386.25	\$ 607,607.88	
Interest Income	4016	\$ 916.18	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	
Sundry Income	4016-0020	\$ 230.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	keys, fobs, remotes, minutes, oil tray
Move-in/Move-out Fees	4022	\$ 300.00	\$ 850.00	\$ 800.00		
By-Law Fines/Late Fees	4034-3000	\$ 300.00	\$ 300.00	-	-	
Parking Fees	4057	\$ 4,194.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	
Laundry	4057-1000	\$ 174.00	\$ 700.00	\$ 1,500.00	\$ 1,000.00	
Lockers	4058	\$ 5,220.00	\$ 7,920.00	\$ 7,920.00	\$ 7,920.00	
Miscellaneous	4021-0000	\$ -	\$ -	\$ -	\$ -	
<b>Total Revenues:</b>		<b>\$ 398,309.37</b>	<b>687,156.25</b>	<b>\$ 687,606.25</b>	<b>\$ 630,527.88</b>	

#### EXPENSES

EXTERIOR MAINTENANCE & REPAIRS	Code	YTD 31-Jul-21	Projected to 31-Dec-21	Annual For 2021	Proposed Change For 2022	Explanation
Gutters, Drains & Sewers	6318-0010	\$ 10,022.03	\$ 10,022.03	\$ 3,000.00	\$ 3,000.00	Gutters/Out/Inside Drains
Exterior Repairs Mtnce	6319	\$ 1,223.25	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	
Bldg Envelope Mtnce	6319-0010	\$ -	\$ -	-	-	Professional Inspection/Repairs 2020
Chimney Cleaning	6319-0050	\$ 2,105.25	\$ 2,105.25	\$ 2,100.00	\$ 2,200.00	
Dryer Vent Cleaning	6319-0100	\$ 2,949.79	\$ 2,949.79	\$ 3,000.00	\$ 3,200.00	
Window/Skylight Mtnce	6319-0150	\$ 5,105.01	\$ 5,105.01	\$ 2,000.00	\$ 6,000.00	
Exterior Window Washing	6319-0200	\$ 893.81	\$ 1,575.00	\$ 1,800.00	\$ 2,000.00	includes skylights
Parkade & Garage Doors	6319-0250	\$ 656.25	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	
Signage	6319-0300	\$ -	\$ -	\$ -	\$ -	
Painting	6321	\$ -	\$ -	\$ 500.00	\$ 500.00	
Roof Repairs & Mtnce	6323	\$ 3,192.00	\$ 5,000.00	\$ 5,000.00	\$ 9,243.00	See note
<b>Total Ext Mtnce Repairs</b>		<b>\$ 26,147.39</b>	<b>\$ 30,757.08</b>	<b>\$ 21,400.00</b>	<b>\$ 30,143.00</b>	

LANDSCAPING & GROUNDS	Code	YTD 31-Jul-21	Projected to 31-Dec-21	Annual For 2021	Proposed Change For 2022	Explanation
Landscaping Services	6415	\$ 14,847.00	\$ 25,452.00	\$ 25,500.00	\$ 26,500.00	Monthly Maintenance Service
Ground/Garden Supplies	6430-0025	\$ 756.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	
Gardens - Shrubs/Trees	6435	\$ -	\$ 3,308.00	\$ 3,308.00	\$ 5,000.00	Arborist, Tree Removal
Landscape Upgrades	6435-0050	\$ -	\$ 2,900.00	\$ 2,900.00	\$ 3,000.00	
Pest Control	6436	\$ 964.50	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	
Irrigation System	6440	\$ 1,346.93	\$ 1,875.43	\$ 2,000.00	\$ 2,000.00	
Hydrants	6442	\$ -	\$ 300.00	\$ 300.00	\$ 300.00	Annual Inspection & Maintenance
Parking Lot Mtnce	6446-0050	\$ 1,028.33	\$ 1,500.00	\$ 1,500.00	\$ 2,000.00	Power Wash Pkde
Snow Removal	6455	\$ 693.00	\$ 3,200.00	\$ 3,200.00	\$ 3,200.00	
<b>Total Grounds &amp; Gardens:</b>		<b>\$ 19,635.76</b>	<b>\$ 41,535.43</b>	<b>\$ 41,708.00</b>	<b>\$ 45,000.00</b>	

INTERIOR MAINTENANCE & REPAIRS	Code	YTD 31-Jul-21	Projected to 31-Dec-21	Annual For 2021	Proposed Change For 2022	Explanation
General Interior Repair	6510-0017	\$ 1,618.18	\$ 5,000.00	\$ 5,000.00	\$ 4,000.00	
Doors	6510-0150	\$ -	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	
Electrical/Lighting	6510-0210	\$ 874.56	\$ 874.56	\$ 500.00	\$ 800.00	
Water Leaks - Buildings	6510-0405	\$ 1.00	\$ 1,659.54	\$ 1,200.00	\$ 1,200.00	toilet leak/hose washer to charged back
Plumbing	6510-0410	\$ 2,553.06	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	
Hytex Water Mgmt.	6510-2025	\$ 8,227.31	\$ 18,000.00	\$ 18,000.00	\$ 15,000.00	New budget on 2020
Elevator Maintenance	6510-4001	\$ 4,116.00	\$ 6,000.00	\$ 6,000.00	\$ 7,000.00	
Laundry Machine Repair	6511-0125	\$ -	\$ -	\$ -	\$ 200.00	
Fire Test & Equip Repair	6521-1000	\$ 359.79	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	
Carpet Cleaning	6522					
Janitorial	6530-1000	\$ 7,257.81	\$ 13,000.00	\$ 13,000.00	\$ 16,000.00	
Locks, Keys & Remotes	6535-2150	\$ 3,984.47	\$ 4,500.00	\$ 3,500.00	\$ 4,500.00	
Security	6535-0500	\$ -	\$ -	\$ -	\$ -	Due to fire January 25th, 2018
Light Bulbs	6566	\$ 150.00	\$ 150.00	\$ 150.00	\$ 150.00	
<b>Total Interior Maintenance</b>		<b>\$ 29,142.18</b>	<b>\$ 61,184.10</b>	<b>\$ 59,350.00</b>	<b>\$ 60,850.00</b>	

UTILITIES	Code	YTD 31-Jul-21	Projected to 31-Dec-21	Annual For 2021	Proposed Change For 2022	Explanation
BC Hydro Electricity	6576	\$ 11,613.36	\$ 23,000.00	\$ 23,000.00	\$ 23,000.00	
Garbage & Recycle	6578-2000	\$ 10,643.89	\$ 18,246.67	\$ 18,000.00	\$ 18,000.00	
BC Hydro Gas	6581	\$ 12,974.48	\$ 22,241.97	\$ 19,000.00	\$ 22,000.00	
<b>Total Utilities:</b>		<b>\$ 35,231.73</b>	<b>\$ 63,488.63</b>	<b>\$ 60,000.00</b>	<b>\$ 63,000.00</b>	

RECREATION CENTER	Code	YTD 31-Jul-21	Projected to 31-Dec-21	Annual For 2021	Proposed Change For 2022	Explanation
Shared Facility	6710-3000	\$ 4,097.35	\$ 19,165.88	\$ 19,165.88	\$ 19,165.88	Contribution to Woodridge
Shared Facility	6710-4000	\$ 26,677.49	\$ 45,732.90	\$ 45,732.90	\$ 31,393.82	Contribution to Cypress
<b>Total Shared Facilities</b>		<b>\$ 30,774.84</b>	<b>\$ 64,898.78</b>	<b>\$ 64,898.78</b>	<b>\$ 50,559.70</b>	

### Operating Budget for NW2050 For The Year 2022

SALARIES & BENEFITS	Code	YTD	to Dec 31, 2021	For 2021	For 2022
Wages - Administrator	6870-0050	\$ 15,840.00	\$ 27,154.29	\$ 27,000.00	\$ 32,000.00
Temp Admin	6870-0060	\$ -	\$ 600.00	\$ 600.00	\$ 600.00
Payroll - From SF	6875	\$ -3,711.75	\$ -6,363.00	\$ -6,363.00	\$ -8,640.00
Payroll - Expenses	6875	\$ 1,736.02	\$ 2,976.03	\$ 3,500.00	\$ 4,500.00
<b>Total Salaries</b>		<b>\$ 13,864.27</b>	<b>\$ 24,367.32</b>	<b>\$ 24,737.00</b>	<b>\$ 28,460.00</b>

OFFICE EXPENSES		YTD	to Dec 31, 2021	For 2021	For 2022	
Tel / Fax / Cell - Office	6921	\$ 1,863.29	\$ 3,194.21	\$ 3,000.00	\$ 3,200.10	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, 2021	For 2021	For 2022	
Audit	6965	\$ -	\$ -	\$ -	\$ -	Audit
Meetings & Misc	6970	\$ -	\$ 600.00	\$ 600.00	\$ 600.00	AGM Meeting SGM
Legal	6980	\$ -	\$ 200.00	\$ 200.00	\$ 200.00	
Office Equipment	6983	\$ 332.12	\$ 500.00	\$ 200.00	\$ 200.00	Monitor/key board
Photos/Postage	6984	\$ 287.98	\$ 700.00	\$ 700.00	\$ 650.00	
Office Supplies	6984-0050	\$ -	\$ 500.00	\$ 500.00	\$ 500.00	
Courier	6984-0100	\$ 219.30	\$ 400.00	\$ 400.00	\$ 400.00	
Insurance Decuctible	6985	\$ -				
Appraisals (Suncorp)	6985	\$ -	\$ 1,076.25	\$ 1,500.00	\$ 1,500.00	
Insurance Expense	6990	\$ 148,703.73	\$ 216,239.68	\$ 255,804.41	\$ 161,943.08	
Professional Fees	6993	\$ 340.20	\$ 610.00	\$ 610.00	\$ 610.00	Accounting Services / Payroll, Others
Dues & Subscriptions	6994	\$ 637.00	\$ 637.00	\$ 500.00	\$ 500.00	CHOA
Worksafe BC	6995-0001	\$ -	\$ 800.00	\$ 800.00	\$ 800.00	
Financial Management Fees	700-0000	\$ 4,550.00	\$ 7,800.00	\$ 7,800.00	\$ 8,457.00	
Bank Admin Fees	7025	\$ 70.00	\$ 125.00	\$ 125.00	\$ 125.00	
Miscellaneous	7050	\$ -	\$ 100.00	\$ 193.06	\$ 250.00	Illness, flowers, cards etc
Statutory Fin Review	7051	\$ 176.40	\$ 176.40	\$ 180.00	\$ 180.00	
<b>Total Admin Expenses:</b>		<b>\$ 155,316.73</b>	<b>\$ 230,464.33</b>	<b>\$ 270,112.47</b>	<b>\$ 176,915.08</b>	
Total Revenue		\$ 398,309.37	\$ 687,156.25	\$ 687,606.25	\$ 630,527.88	
Total Operating Expenses		\$ 311,976.19	\$ 519,889.89	\$ 545,206.25	\$ 458,127.88	
<b>Balance Before Reserves</b>		<b>\$ 86,333.18</b>	<b>\$ 167,266.36</b>	<b>\$ 142,400.00</b>	<b>\$ 172,400.00</b>	
Transf to Contingency Fund	7051-0500	\$ 26,666.64	\$ 40,000.00	\$ 40,000.00	\$ 47,400.00	CRF
Transf to CRF - Repiping	7051-0515	\$ 1,600.00	\$ 2,400.00	\$ 2,400.00	\$ 15,000.00	Re-Piping Project
Transf to CRF - Ext. Bldg	7051-0520	\$ 6,666.64	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	Exterior Building Project
Transf to CRF - Remediation	7051-0525	\$ 60,000.00	\$ 90,000.00	\$ 90,000.00	\$ 100,000.00	Elevator Replacement/Roof replacement
<b>Total Reserves</b>		<b>\$ 94,933.28</b>	<b>\$ 142,400.00</b>	<b>\$ 142,400.00</b>	<b>\$ 172,400.00</b>	
<b>NET SURPLUS (DEFICIT)</b>		<b>-8,600.10</b>	<b>24,866.36</b>	<b>\$ -</b>	<b>\$ -</b>	

### Cypress Point Shared Facilities Budget For The Year 2022

Cypress Point Shared Facilities Account		YTD	Projected to	Budget	Annual	
REVENUES	Code	31-Jul-21	31-Dec-21	From 2021	For 2022	Explanation
Contribution - NW1868 Ashford	4010-1000	\$ 16,110.08	\$ 27,617.31	\$ 27,617.31	18,958.19	17.73% x (107,567.17 -500-140)
Contribution - NW 2050 Cypress ABC	4010-2000	\$ 26,677.49	\$ 45,732.90	\$ 45,732.90	31,393.82	29.36%
Contribution - NW2090 Cypress D	4010-3000	\$ 12,584.53	\$ 21,573.50	\$ 21,573.59	14,809.41	13.85%
Contribution - NW1942 Woodridge	4010-4000	\$ 35,491.26	\$ 60,842.20	\$ 60,842.20	41,765.75	39.06%
Interest Income	4016	\$ 52.63	\$ 90.22	\$ 140.00	140.00	
Miscellaneous Income		\$ -	\$ -	\$ -	-	
Recreation Room Rental	4026-0500	\$ -	\$ 500.00	\$ 500.00	500.00	Pavilion Lounge
<b>Total Revenues:</b>		<b>\$ 90,915.99</b>	<b>\$ 156,356.13</b>	<b>\$ 156,406.00</b>	<b>107,567.17</b>	

EXPENSES	Code	YTD	Projected to	Budget	Annual	Explanation
		31-Jul-21	31-Dec-21	From 2021	For 2022	
Gardening (pool area)	6415-0005	\$ -	\$ 500.00	\$ 600.00	\$ 1,000.00	
Pest Control	6436	\$ -	\$ -	\$ -	\$ -	
General Maintenance	6510	\$ 61.95	\$ 2,500.00	\$ 5,000.00	\$ 4,757.00	
Electrical Repairs	6510-0210	\$ -	\$ -	\$ -	\$ -	
Water Leaks	6510-0405	\$ -	\$ -	\$ -	\$ 500.00	
Plumbing	6510-0410	\$ -	\$ 500.00	\$ 500.00	500.00	
Security Service	6510-4070	\$ 4,444.65	\$ 4,444.65	\$ 16,000.00		
Locks & Keys	6535-2150	\$ -	\$ -	\$ 200.00	\$ 200.00	
Recreation Centre Management Expense	6706	\$ 3,711.75	\$ 6,363.00	\$ 6,363.00	\$ 8,640.00	
Recreation Centre Management Other	6706-1000	\$ -	\$ 500.00	\$ 1,500.00	\$ 1,000.00	
Exercise Room	6710-1050	\$ 131.25	\$ 1,000.00	\$ 1,000.00	\$ 1,200.00	
Games Room	6710-2500	\$ -	\$ 134.40	-	\$ 500.00	Clean up/equip. replacemt.
Pool Maintenance	6734	\$ 3,008.53	\$ 4,000.00	\$ 4,000.00	\$ 6,000.00	
Pool/Spa Repairs	6736	\$ 1,630.65	\$ 4,000.00	\$ 3,500.00	\$ 7,000.00	
Pool & Spa Chemicals	6740	\$ 448.90	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	
Pool Permits	6742	\$ 133.32	\$ 200.00	\$ 200.00	\$ 200.00	
Cleaning Supplies	6750	\$ -	\$ 200.00	\$ 200.00	\$ 200.00	
Electricity	6760	\$ 3,360.70	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	
Natural Gas	6765	\$ 211.02	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	
Janitorial	6770	\$ 5,312.30	\$ 12,000.00	\$ 12,000.00	\$ 5,000.00	Games Room added
Audit	6965-000	\$ -	\$ -	\$ -	\$ -	
Insurance Appraisal	6985-0000	\$ -	\$ 300.00	\$ 300.00	\$ 300.00	
Insurance Premiums	6990	55,000.00	79,979.03	\$ 94,612.59	\$ 59,896.77	
Financial Management Fees	7000	\$ 1,633.31	\$ 2,800.00	\$ 2,800.00	\$ 3,043.00	
Bank Charges	7025	\$ 85.00	\$ 130.00	\$ 130.41	\$ 130.40	
Appraisals	6985	\$ -				
<b>Total Recreation Centre Expenses</b>		<b>\$ 79,173.33</b>	<b>\$ 127,051.08</b>	<b>\$ 156,406.00</b>	<b>\$ 107,567.17</b>	

Total Operating Revenue	\$ 90,915.99	\$ 156,356.13	\$ 156,406.00	\$ 107,567.17
Total Operating Expenses	\$ 79,173.33	\$ 127,051.08	\$ 156,406.00	\$ 107,567.17
<b>NET SURPLUS (DEFICIT)</b>	<b>\$ 11,742.66</b>	<b>\$ 29,305.05</b>	<b>\$ -</b>	<b>\$ 0.00</b>

Shared Facilities Woodridge (SFW)				
Final 2021 Operating Budget				
December 31st Year-end				
GL Code	Description	Actual to Dec 31, 2020 (draft)	2020 Budget	Approved 2021 Budget
<b>400000</b>	<b>REVENUES</b>			
420000	Contribution - NW1942 Woodridge	31,148.04	31,148	9,344
420500	Contribution - NW1868 Ashford	14,138.04	14,138	4,241
421000	Contribution - NW2090 Cypress D	11,043.96	11,044	3,313
422000	Contribution - NW2050 Cypress	23,414.04	23,414	7,024
422500	Interest Income - Operating	1,579.13	125	1,000
443500	Prior Year Surplus transfer to operating	75,000.00	75,000	130,766
<b>499900</b>	<b>TOTAL REVENUES</b>	<b>156,323.21</b>	<b>154,869</b>	<b>155,688</b>
<b>500000</b>	<b>OPERATING EXPENSES</b>			
<b>510000</b>	<b>ADMINISTRATIVE EXPENSES</b>			
511000	Management Fees	2,100.00	2,100	2,100
513000	Duplication / Postage / Courier	79.01	200	200
514200	Insurance Expense	11,527.15	6,900	14,000
<b>529900</b>	<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>13,706.16</b>	<b>9,200</b>	<b>16,300</b>
<b>530000</b>	<b>UTILITIES</b>			
531100	Hydro / Electricity	1,501.93	14,800	2,500
<b>539900</b>	<b>TOTAL UTILITIES</b>	<b>1,501.93</b>	<b>14,800</b>	<b>2,500</b>
<b>540000</b>	<b>BUILDING MAINTENANCE</b>			
540800	Janitorial	2,543.65	6,200	1,000
<b>559900</b>	<b>TOTAL BUILDING MAINTENANCE</b>	<b>2,543.65</b>	<b>6,200</b>	<b>1,000</b>
<b>580000</b>	<b>RECREATION CENTRE</b>			
580500	Maintenance / Salaries	8,600.04	8,772	9,000
581500	General Maintenance	1,928.85	9,797	200
581650	Pool, Jacuzzi & Sauna	-	3,000	-
583300	Exercise Equipment	-	2,000	500
584400	Chemicals	-	900	-
584700	Cleaning / Supplies	207.20	200	200
<b>589900</b>	<b>TOTAL RECREATION CENTRE</b>	<b>10,736.09</b>	<b>24,669</b>	<b>9,900</b>
<b>582200</b>	<b>POOL MAINTENANCE - ENGINEERING</b>	-	100,000	125,988
		-	<b>100,000</b>	<b>125,988</b>
<b>599900</b>	<b>TOTAL OPERATING EXPENSES</b>	<b>28,487.83</b>	<b>154,869</b>	<b>155,688</b>
<b>600000</b>	<b>BALANCE BEFORE RESERVES &amp; OTHER TRANSFERS</b>	<b>127,835.38</b>	-	-
<b>800000</b>	<b>NET OPERATING SURPLUS(DEFICIT)</b>	<b>127,835.38</b>	-	-

<b>Annual Operating Fund Cont.</b>	435,207.88
<b>Annual CRF Contributions</b>	172,400.00
<b>Total Strata Fees</b>	<u>607,607.88</u>

**Total Aggregate** 9022

<b>Strata Lot</b>	<b>Unit Number</b>	<b>Unit Entitlement</b>	<b>Common Area %</b>	<b>2022 Monthly Operating Contributions</b>	<b>2022 CRF Contributions</b>	<b>2022 Total Monthly Fees</b>
2	101-7511	83	0.009199734	333.65	132.17	465.82
3	102-7511	95	0.010529816	381.89	151.28	533.17
4	103-7511	82	0.009088894	329.63	130.58	460.21
1	104-7511	97	0.010751496	389.93	154.46	544.39
5	105-7511	73	0.008091332	293.45	116.25	409.70
11	106-7511	85	0.009421414	341.69	135.35	477.04
6	107-7511	83	0.009199734	333.65	132.17	465.82
10	108-7511	85	0.009421414	341.69	135.35	477.04
9	109-7511	88	0.009753935	353.75	140.13	493.88
8	110-7511	84	0.009310574	337.67	133.76	471.43
7	111-7511	90	0.009975615	361.79	143.32	505.11
40	112-7531	90	0.009975615	361.79	143.32	505.11
39	113-7531	63	0.006982931	253.25	100.32	353.57
38	114-7531	88	0.009753935	353.75	140.13	493.88
37	115-7531	84	0.009310574	337.67	133.76	471.43
41	116-7531	84	0.009310574	337.67	133.76	471.43
36	117-7531	84	0.009310574	337.67	133.76	471.43
42	118-7531	73	0.008091332	293.45	116.25	409.70
35	119-7531	90	0.009975615	361.79	143.32	505.11
43	120-7531	82	0.009088894	329.63	130.58	460.21
34	121-7531	84	0.009310574	337.67	133.76	471.43
44	122-7531	109	0.012081578	438.17	173.57	611.74
33	123-7531	63	0.006982931	253.25	100.32	353.57
32	124-7531	88	0.009753935	353.75	140.13	493.88
31	125-7531	64	0.007093771	257.28	101.91	359.19
30	126-7531	90	0.009975615	361.79	143.32	505.11
84	129-7651	87	0.009643095	349.73	138.54	488.27
83	130-7651	83	0.009199734	333.65	132.17	465.82
82	131-7651	92	0.010197295	369.83	146.50	516.33
81	132-7651	71	0.007869652	285.41	113.06	398.47
85	133-7651	106	0.011749058	426.11	168.79	594.90
80	134-7651	86	0.009532254	345.71	136.95	482.66
86	135-7651	82	0.009088894	329.63	130.58	460.21
79	136-7651	84	0.009310574	337.67	133.76	471.43
78	137-7651	88	0.009753935	353.75	140.13	493.88
77	138-7651	85	0.009421414	341.69	135.35	477.04
76	139-7651	90	0.009975615	361.79	143.32	505.11
13	201-7511	83	0.009199734	333.65	132.17	465.82
14	202-7511	95	0.010529816	381.89	151.28	533.17



<b>Annual Operating Fund Cont.</b>	435,207.88
<b>Annual CRF Contributions</b>	172,400.00
<b>Total Strata Fees</b>	<u>607,607.88</u>

**Total Aggregate** 9022

<b>Strata Lot</b>	<b>Unit Number</b>	<b>Unit Entitlement</b>	<b>Common Area %</b>	<b>2022 Monthly Operating Contributions</b>	<b>2022 CRF Contributions</b>	<b>2022 Total Monthly Fees</b>
15	203-7511	82	0.009088894	329.63	130.58	460.21
12	204-7511	97	0.010751496	389.93	154.46	544.39
16	205-7511	73	0.008091332	293.45	116.25	409.70
22	206-7511	85	0.009421414	341.69	135.35	477.04
17	207-7511	84	0.009310574	337.67	133.76	471.43
21	208-7511	85	0.009421414	341.69	135.35	477.04
20	209-7511	88	0.009753935	353.75	140.13	493.88
19	210-7511	84	0.009310574	337.67	133.76	471.43
18	211-7511	90	0.009975615	361.79	143.32	505.11
57	212-7531	90	0.009975615	361.79	143.32	505.11
56	213-7531	63	0.006982931	253.25	100.32	353.57
55	214-7531	88	0.009753935	353.75	140.13	493.88
54	215-7531	84	0.009310574	337.67	133.76	471.43
58	216-7531	85	0.009421414	341.69	135.35	477.04
53	217-7531	86	0.009532254	345.71	136.95	482.66
59	218-7531	73	0.008091332	293.45	116.25	409.70
52	219-7531	90	0.009975615	361.79	143.32	505.11
60	220-7531	82	0.009088894	329.63	130.58	460.21
51	221-7531	84	0.009310574	337.67	133.76	471.43
50	222-7531	88	0.009753935	353.75	140.13	493.88
49	223-7531	62	0.00687209	249.23	98.73	347.96
61	224-7531	115	0.012746619	462.28	183.13	645.41
48	225-7531	63	0.006982931	253.25	100.32	353.57
47	226-7531	88	0.009753935	353.75	140.13	493.88
46	227-7531	64	0.007093771	257.28	101.91	359.19
45	228-7531	90	0.009975615	361.79	143.32	505.11
95	229-7651	87	0.009643095	349.73	138.54	488.27
94	230-7651	83	0.009199734	333.65	132.17	465.82
93	231-7651	92	0.010197295	369.83	146.50	516.33
92	232-7651	71	0.007869652	285.41	113.06	398.47
96	233-7651	107	0.011859898	430.12	170.39	600.51
91	234-7651	86	0.009532254	345.71	136.95	482.66
97	235-7651	84	0.009310574	337.67	133.76	471.43
90	236-7651	84	0.009310574	337.67	133.76	471.43
89	237-7651	88	0.009753935	353.75	140.13	493.88
88	238-7651	85	0.009421414	341.69	135.35	477.04
87	239-7651	90	0.009975615	361.79	143.32	505.11
24	301-7511	86	0.009532254	345.71	136.95	482.66
23	302-7511	97	0.010751496	389.93	154.46	544.39
25	303-7511	73	0.008091332	293.45	116.25	409.70

<b>Annual Operating Fund Cont.</b>	435,207.88
<b>Annual CRF Contributions</b>	172,400.00
<b>Total Strata Fees</b>	<u>607,607.88</u>

**Total Aggregate** 9022

<b>Strata Lot</b>	<b>Unit Number</b>	<b>Unit Entitlement</b>	<b>Common Area %</b>	<b>2022 Monthly Operating Contributions</b>	<b>2022 CRF Contributions</b>	<b>2022 Total Monthly Fees</b>
29	304-7511	85	0.009421414	341.69	135.35	477.04
26	305-7511	84	0.009310574	337.67	133.76	471.43
28	306-7511	85	0.009421414	341.69	135.35	477.04
27	307-7511	85	0.009421414	341.69	135.35	477.04
71	312-7531	98	0.010862337	393.94	156.06	550.00
70	313-7531	88	0.009753935	353.75	140.13	493.88
69	314-7531	84	0.009310574	337.67	133.76	471.43
72	315-7531	85	0.009421414	341.69	135.35	477.04
68	316-7531	86	0.009532254	345.71	136.95	482.66
73	317-7531	73	0.008091332	293.45	116.25	409.70
67	318-7531	90	0.009975615	361.79	143.32	505.11
74	319-7531	82	0.009088894	329.63	130.58	460.21
66	320-7531	84	0.009310574	337.67	133.76	471.43
65	321-7531	88	0.009753935	353.75	140.13	493.88
64	322-7531	62	0.00687209	249.23	98.73	347.96
75	323-7531	109	0.012081578	438.17	173.57	611.74
63	324-7531	90	0.009975615	361.79	143.32	505.11
62	325-7531	93	0.010308136	373.85	148.09	521.94
104	329-7651	84	0.009310574	337.67	133.76	471.43
103	330-7651	92	0.010197295	369.83	146.50	516.33
102	331-7651	71	0.007869652	285.41	113.06	398.47
105	332-7651	107	0.011859898	430.12	170.39	600.51
101	333-7651	86	0.009532254	345.71	136.95	482.66
106	334-7651	84	0.009310574	337.67	133.76	471.43
100	335-7651	84	0.009310574	337.67	133.76	471.43
99	336-7651	88	0.009753935	353.75	140.13	493.88
98	337-7651	86	0.009532254	345.71	136.95	482.66
Monthly		9022	100%	36,267.36	14,366.66	50634.02
Annual				435,208.32	172,399.92	607,608.24

**SPECIAL RESOLUTION “A”**

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

**Whereas**, the Strata Property Act requires approval of the 2022 Operating Budget, therefore the following is a Resolution duly passed by the Strata Corporation ‘The Owners, Strata Plan NW2050’, on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

.....

**BE IT RESOLVED BY A MAJORITY VOTE RESOLUTION  
THAT:**

The Owners of Strata Plan NW2050 approve the 2020 Operating Budget.

**SPECIAL RESOLUTION “B”**

**RESOLUTION OF THE STRATA CORPORATION**

**THE OWNERS, STRATA PLAN NW2050**

**Whereas**, the Strata Council would like to adopt a set of rules regarding the procedures, fees and payments for electric cars 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 \_\_\_\_\_, 2021.

.....

**BE IT RESOLVED BY A ¾ VOTE RESOLUTION THAT:**

The Owners of Strata Plan NW2050 approve the adoption of rules as explained in Appendix “A” with regard to owners charging their electric vehicles in their parking stalls.

**SPECIAL RESOLUTION “C”**

**RESOLUTION OF THE STRATA CORPORATION**

**THE OWNERS, STRATA PLAN NW2050**

**Whereas**, the Strata Council would like to amend the Bylaws for electronic Annual General Meetings, therefore the following is a Resolution duly passed by the Strata Corporation ‘The Owners, Strata Plan NW2050’, on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

.....

**BE IT RESOLVED BY A ¾ VOTE RESOLUTION THAT:**

The Owners of Strata Plan NW2050 approve amending Bylaw 23.1 to read:

At the option of the council, General Meetings may be held by electronic means, so long as all eligible voters and other participants can communicate with each other.

For the purpose of electronic meetings, a secret ballot is not permitted, voting may be conducted by a showing of virtual voting cards, polling, email to a designated scrutineer, or some other method, provided the parties voting can be identified.

## **APPENDIX “A”**

### **RULES FOR ELECTRIC VEHICLE CHARGING**

A resident who owns an electric vehicle and wishes to charge it on Strata property must:

- (a) Owners are expected to charge their electrical vehicle when parked in their assigned common area parking stall. No other dedicated common area location on strata property will be specifically allocated for charging electric vehicles.
- (b) Only electrical cords that are qualified and rated for charging an electric vehicle may be used in the parking common areas. Cords can not lay across the path of a walkway or driveway.
- (c) If an owner's corresponding parking stall in the common parking area does not have an existing electrical outlet within proximity of the electrical vehicle's charging receptacle, the owner may request written permission from the council to plan for the installation of an appropriate electrical outlet at their parking stall.
- (d) Any electrical outlet installation and potential electrical panel upgrade, including any required permit expenses will be the responsibilities of the owner of the electric vehicle requesting the electrical outlet installation.
- (e) An owner charging their electric vehicle in their parking stall must pay a fee of \$30.00 per month for electrical consumption.
- (f) The owner must pay the monthly electrical consumption fee on or before the first day of the month by automated, pre-authorized bank transfer.

## **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 MUST BE:**

#### **In the office 24 hours before the Annual General Meeting**

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 24 hours before the Annual General Meeting

### **COMPLETED PROXIES SHOULD BE RECEIVED NO LATER THAN**

**7: 00 P.M. BY DROPPING IN THE OFFICE MAIL SLOT, OR MAIL/FAX OR  
IN PERSON BY WEDNESDAY, NOVEMBER 24, 2021.**

## 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 25, 2021.

ITEM	IN FAVOR	AGAINST	AT PROXY'S DISCRETION
<b>Special Resolution "A"</b>			
<b>Special Resolution "B"</b>			
<b>Special Resolution "C"</b>			