

**NOTICE OF  
ANNUAL GENERAL MEETING**

**CYPRESS POINT ABC  
STRATA PLAN NW 2050  
Tuesday, November 28, 2023**

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

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

Notice of Meeting Package dated November 8, 2023

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

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

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

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

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

You may drop off your Proxy to the Cypress Office by no later than 4:00 pm on Tuesday, November 28, 2023.

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.**

**NOTICE OF ANNUAL GENERAL MEETING  
OF THE OWNERS, STRATA PLAN NW2050**

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**AGENDA**

- 1) Certification of Proxies
- 2) Notice of Quorum
- 3) Elect a person to chair the meeting - Introduction of the Head Table – Daryl Foster -  
Strata Advisor for CHOA, Audrey Montero, Administrator. Motion to elect Daryl Foster  
to chair the Annual General Meeting
- 4) Proof of Notice of Meeting or Waiver of Notice
- 5) Approve the agenda
- 6) Approval of December 7, 2022 Annual General Meeting Minutes
- 7) Presidents Report for 2023 (included in AGM Package)
- 8) Treasurer's Report for 2023 (included in AGM Package)
- 9) Presentation and Approval of the Disposition of the 2023-year end and accumulated funds  
re Cypress Operating Account surplus/deficit.
- 10) Presentation of the 2024 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)
- 11) Majority Vote – 2023-2024 Operating Budget
- 12) New Business and Discussions  
Resolutions:
  - A.  $\frac{3}{4}$  vote resolution to approve the purchase of personal property, expenditure from  
contingency reserve fund for the purchase and installation of surveillance cameras,  
approval of significant change in use and/or appearance of common property, and  
adoption of surveillance bylaw;
  - B.  $\frac{3}{4}$  vote resolution to approve special levy in the amount of \$50,000 to repair the  
outdoor hot tub in the pool area. If this resolution does not pass, the hot tub will be  
permanently disabled for the foreseeable future;
  - C.  $\frac{3}{4}$  vote resolution to authorization to approve special levy for the hot water system  
repairs for Building A 7511.
- 13) Election of NW2050 Strata Council for 2023-2024
- 14) Terminate the meeting

**STRATA COUNCIL MEMBERSHIP 2022  
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  
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Carole Borthwick  
Treasurer

Phone: 604 275 7231  
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Linda McLaren  
Strata Council Member

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

Joanne Parkinson  
Strata Council Member

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

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

**Phone: 604 279 1554**  
**Email: [nw2050@telus.net](mailto:nw2050@telus.net)**  
**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, 2023.pdf is 17082</p>
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## **2023 President's Message**

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

The strata council would like to look at installing outdoor surveillance cameras. One camera would be used to monitor the entrance/exit driveway and another camera would be used to monitor the outdoor visitor parking area. In the future, we would also like an outdoor camera that will overlook the pool area.

Last year the bylaws were updated to include the purpose/consent of cameras, how information will be collected, who will have access, how it will be stored, deleted, and what is the intended use of the cameras.

There have been issues with an overcrowding of items stored on balconies and roof-top decks. Cypress Point bylaw 4.19 was created with the purpose of maintaining the safety and integrity of the buildings and their tidy appearance. The Strata will always issue a warning letter before fining an owner for an infraction.

Please remember that your balcony and/or roof-top deck is located above your neighbour. A larger roof-top deck is above your neighbour's living room or bedroom. Organized and reasonable amounts of well stored items such as cleaning tools, small children's toys and anything reasonable are not an issue. Placing screws or screw hooks into the building envelope is not allowed due to potential water ingress into the outside wall through the penetrating hole. Hanging anything from a balcony soffit is not allowed, as it could have the potential to come loose and hit someone below. Resting anything on top of a balcony railing could also hit someone below and is not allowed.

Large playground toys and children's wading pools, etc. can impede access for the servicing of roof drains. A large water feature that gets upset could flood someone beneath you. Roof-top decks have very important rainwater drains and dryer vents. These cannot be inadvertently covered over with stuff. This can result in very expensive floods into suites or even fires in the case of blocked or covered dryer vent. If the quantity of stuff on your deck is reasonable, safe (does not impede drains or vents), tidy and does not exceed recommended weight loads (in combination with the addition of a potential snow load), then there is no issue. The Strata is endeavouring to avoid unnecessary and expensive repairs using Strata funds that we all contribute to.

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

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

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

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

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

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

Daryl Foster, a Strata Advisor for CHOA, will be chairing the AGM meeting. If you are unable to attend, this package has a proxy form that can be filled out and given to the Strata Council to be included in the voting at the AGM. 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!

**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.

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.



## **2023 – Treasurer’s Message**

Here we are nearing the end of another year and, although our finances are in very good shape, we had a few areas where we had to spend more than we budgeted for due to price increases and unplanned expenses.

As you will notice in the Operating Budget for 2024 under the Projected to 31-Dec-23 for General Interior Repair we will be over budget by approximately \$23,500 due to restoration and repairs that had to be made as a result of water damage. One of the incidents happened last winter when a rooftop deck drain couldn’t clear away the water fast enough resulting in water ingress damage to a suite below. Two other incidents happened because of slow leaks in water lines inside walls where joints were failing resulting in water damage to suites below, two in Building B and two in Building C. We have also had a significant increase in Utilities over the year mainly in Garbage & Recycling amounting to approximately \$7,356.

On the plus side, our Insurance Expense came in \$5,795.12 under what we had budgeted for so that helps offset the expenses noted above. We project that our Bank Interest Income will be approximately \$2200 over what we budgeted for which will help our bottom line.

We are pleased to let owners know that our gutter replacement project for the non-remediated areas of Buildings B and C came in under budget by \$19,267.62 and, in accordance with the Strata Property Act, a refund will be provided from surplus monies. But, because we will need to upgrade the failing hot water boiler in Building A in 2024, a Special Levy will be charged to all owners in the amount of \$19,267.62 to help pay for the new hot water system. The rest of the cost will be taken from the Contingency Reserve Fund.

We will have a deficit at the end of the year which will be paid from the Contingency Reserve Fund. We are hoping that the rest of 2023 goes smoothly and that we have no significant increases in our expenses!

Unfortunately, to cover the \$24,545.00 increase in our 2024 Operating Budget, we have no other choice but to raise our monthly strata fees by an average of \$19.30 per unit per month depending on your Common Area %.

To end on a positive note, it is projected that we will have approximately \$1,040,000.00 in our Contingency Reserve Fund by the end of 2023.

I look forward to seeing you at the AGM!

Carole Borthwick,  
Treasurer, NW2050

**This Policy contains a clause(s) which may limit the amount payable.**

Previous Policy No. BFL04NW02050

**Named Insured:** The Owners, Strata Plan NW2050, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners  
 CrossRoads Management Ltd. (As Property Manager)

**Mailing Address:** #338-7651 Minoru Boulevard, Richmond, BC V6Y 1Z3

**Policy Period:** From: August 01, 2023 To: August 01, 2024  
 12:01 a.m. standard time at the location of the premises as to each of the said dates

**Insured Location(s):** 7511, 7531 & 7651 Minoru Boulevard, Richmond, BC V6Y 1Z3  
 CYPRESS POINT

**Construction:** Frame 4 Storeys 3 Buildings

**Occupied by Insured As:** 106 Residential Units 0 Commercial Unit

**Insurance is provided, subject to the Declarations, Terms, Conditions of the policy and its Riders, only for which specific Riders are attached and for which a specific limit or annotation is shown hereunder.**

## INSURING AGREEMENT



### SECTION I - PROPERTY BFLSPW0001.REV.1015.BC (Rev 17 Nov 2016) - (Appraisal Date: June 1, 2023)

	DEDUCTIBLE	LIMIT
A. All Property - All Risks, Blanket By-Laws, Stated Amount Co-Insurance, Replacement Cost, LMA5130 Application of Sublimits Endorsement, LMA5393 Communicable Disease Endorsement, LMA5180 Intention for AIF to Bind Clause, LSW699 Minimum Earned Premium Clause & War and Terrorism Exclusion Clause		\$36,452,200
All Risks	\$50,000	
Sewer Backup Damage	\$75,000	
Water Damage	\$75,000	
Earthquake Damage (Annual Aggregate)	15% (minimum \$250,000)	100% of the Policy Limit
Flood Damage (Annual Aggregate)	\$250,000	100% of the Policy Limit
Lock & Key	\$2,500	\$25,000
Additional Living Expenses - Per Unit		\$50,000
Additional Living Expenses - Annual Aggregate		\$1,000,000
B. Business Interruption (Gross Rentals), 100% Co-Insurance, Indemnity Period (Months) : 18	24 Hour Waiting Period	\$25,500

**Balance Sheet (Accrual)**  
**CYPRESS POINT - 12 (nw2050)**  
**September 2023**

Page 1  
10/27/2023  
11:02 AM

**Prepared For:**

CYPRESS POINT - 12  
7511-7651 Minoru Blvd.  
Richmond, BC V6Y 1Z3

**Prepared By:**

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

**ASSETS**

1010-0000	Petty Cash	500.00
1013-0000	Bank Shares	5.00
1020-0000	Bank - Westminster - Chequing	40,636.41
1025-0000	Bank - Westminster - Contingency	571,917.12
1025-0030	Bank - Exterior Building	57,437.22
1027-0001	Bank - Carpet Levy	590.92
1028-0023	Bank - Remediation Project	255,768.38
1028-0024	Bank - Repipe Fund	67,142.41
1028-0037	Bank - Gutters Levy	19,267.62
1028-0047	Bank - Remediation Holdback	0.00
1111-0100	Due (to) from CP Shared Facility	172.76
1300-0000	Accounts Receivable	2,548.55
<b>TOTAL ASSETS</b>		<u>1,015,986.39</u>

**LIABILITIES**

2010-0000	Accounts Payable	25,242.21
2012-2500	Accrued Expenses	1,378.00
2170-0000	Vacation Payable	317.89
2250-0000	Pre-Paid Fees	0.02
<b>TOTAL LIABILITIES</b>		<u>26,938.12</u>

**OWNERS EQUITY**

**RESERVES**

3300-0000	Contingency Fund	571,917.12
<b>TOTAL RESERVES</b>		<u>571,917.12</u>

3400-0070	GUTTERS LEVY	
3400-0071	Gutters Levy Fund	57,726.16
3400-0072	Gutters Levy Expenses	-38,458.54
3400-0073	<b>TOTAL GUTTERS LEVY</b>	<u>19,267.62</u>

3402-3994	REPIPING FUND	
3402-3995	Repipe Fund	168,174.76
3402-3997	Repipe Fund Expenses	-101,032.35
3402-3999	<b>TOTAL REPIPING FUND</b>	<u>67,142.41</u>

3430-0025	CARPET REPLACEMENT LEVY	
3430-0026	Carpet Replacement Assessment	133,267.55
3430-0028	Carpet Replacement Expenses	-132,676.63
3430-0030	<b>CARPET REPLACEMENT TOTAL</b>	<u>590.92</u>

Date: 10/27/2023  
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Prepared By: [Signature] pk

3432-0049	EXTERIOR BUILDING	
3432-0050	Exterior Building Fund	119,336.13
3432-0052	Exterior Building Expenses	-61,898.91
3432-0054	TOTAL EXTERIOR BUILDING	<u>57,437.22</u>
3432-0064	FUTURE REMEDIATION PROJECT	
3432-0065	Future Remediation Project Income	866,249.18
3432-0066	Future Remediation Project Expenses	-610,480.80
3432-0068	Future Remediation Project Holdback	0.00
3432-0069	TOTAL FUTURE REMEDIATION PROJECT	<u>255,768.38</u>
3500-0000	Net Income - Prior Years	27,581.42
3510-0000	Net Income - Current Year	-10,656.82
	TOTAL OWNERS' EQUITY	<u>989,048.27</u>
	TOTAL LIABILITIES AND EQUITY	<u>1,015,986.39</u>

## Budget Comparison (Accrual) CYPRESS POINT - 12 (nw2050) September 2023

**Prepared For:**

CYPRESS POINT - 12  
7511-7651 Minoru Blvd.  
Richmond, BC V6Y 1Z3

**Prepared By:**

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

		MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual
<b>INCOME</b>								
4010-0000	Strata Fees	55,381.33	55,381.37	-0.04	498,431.97	498,432.33	-0.36	664,576.43
4016-0000	Bank Interest Income	375.53	208.33	167.20	3,583.20	1,874.97	1,708.23	2,500.00
4016-0020	Sundry Income	0.00	166.67	-166.67	924.00	1,500.03	-576.03	2,000.00
4022-0000	Move in/out	0.00	0.00	0.00	300.00	0.00	300.00	0.00
	<b>TOTAL</b>	<b>55,756.86</b>	<b>55,756.37</b>	<b>0.49</b>	<b>503,239.17</b>	<b>501,807.33</b>	<b>1,431.84</b>	<b>669,076.43</b>
4034-3000	Bylaw Fines/Late Fees	100.00	0.00	100.00	100.00	0.00	100.00	0.00
	<b>TOTAL</b>	<b>100.00</b>	<b>0.00</b>	<b>100.00</b>	<b>100.00</b>	<b>0.00</b>	<b>100.00</b>	<b>0.00</b>
<b>OTHER</b>								
4057-0000	Parking	590.00	625.00	-35.00	4,745.00	5,625.00	-880.00	7,500.00
4057-1000	Laundry Income	0.00	83.33	-83.33	167.50	749.97	-582.47	1,000.00
4058-0000	Lockers	660.00	660.00	0.00	6,330.00	5,940.00	390.00	7,920.00
4059-0000	EV Charging	60.00	60.00	0.00	382.00	540.00	-158.00	720.00
	<b>TOTAL OTHER</b>	<b>1,310.00</b>	<b>1,428.33</b>	<b>-118.33</b>	<b>11,624.50</b>	<b>12,854.97</b>	<b>-1,230.47</b>	<b>17,140.00</b>
	<b>TOTAL INCOME</b>	<b>57,166.86</b>	<b>57,184.70</b>	<b>-17.84</b>	<b>514,963.67</b>	<b>514,662.30</b>	<b>301.37</b>	<b>686,216.43</b>
<b>TOWNHOUSE EXPENSES</b>								
6318-0010	Gutter, Drains & Sewers	1,005.90	191.67	-814.23	1,660.21	1,725.03	64.82	2,300.00
6319-0000	Exterior Maintenance	0.00	275.00	275.00	2,472.75	2,475.00	2.25	3,300.00
6319-0050	Chimney Cleaning	0.00	195.83	195.83	0.00	1,762.47	1,762.47	2,350.00
6319-0100	Dryer Vent Cleaning	0.00	183.33	183.33	1,202.04	1,649.97	447.93	2,200.00
6319-0150	Window/Skylight Mtnce	0.00	500.00	500.00	250.00	4,500.00	4,250.00	6,000.00
6319-0200	Exterior Window Washing	0.00	166.67	166.67	1,971.90	1,500.03	-471.87	2,000.00
6319-0250	Parkade & Garage Doors	0.00	333.33	333.33	2,467.50	2,999.97	532.47	4,000.00
6321-0000	Exterior Painting	0.00	41.67	41.67	0.00	375.03	375.03	500.00
6323-0000	Roof Maintenance	0.00	833.33	833.33	8,438.84	7,499.97	-938.87	10,000.00
	<b>TOTAL OPERATING EXPS. - T.H.</b>	<b>1,005.90</b>	<b>2,720.83</b>	<b>1,714.93</b>	<b>18,463.24</b>	<b>24,487.47</b>	<b>6,024.23</b>	<b>32,650.00</b>
<b>COMMON EXPENSES</b>								
<b>LANDSCAPING &amp; GROUNDS</b>								
6415-0000	Landscape Contract	2,310.00	2,291.67	-18.33	21,351.75	20,625.03	-726.72	27,500.00
6430-0025	Ground/Garden Supplies	0.00	83.33	83.33	283.50	749.97	466.47	1,000.00
6435-0000	Plant Replacement & Imp-Ground	1,890.00	416.67	-1,473.33	2,152.50	3,750.03	1,597.53	5,000.00
6435-0050	Landscaping Upgrade	0.00	250.00	250.00	0.00	2,250.00	2,250.00	3,000.00
6436-0000	Pest Control	0.00	166.67	166.67	2,086.32	1,500.03	-586.29	2,000.00
6440-0000	Irrigation System	145.22	183.33	38.11	1,399.90	1,649.97	250.07	2,200.00
6442-0000	Hydrants	0.00	16.67	16.67	0.00	150.03	150.03	200.00
6446-0050	Parking Lot Maintenance	494.04	166.67	-327.37	6,038.04	1,500.03	-4,538.01	2,000.00
6455-0000	Snow Removal	0.00	250.00	250.00	2,515.98	2,250.00	-265.98	3,000.00
	<b>TOTAL LANDS. &amp; GROUNDS</b>	<b>4,839.26</b>	<b>3,825.01</b>	<b>-1,014.25</b>	<b>35,827.99</b>	<b>34,425.09</b>	<b>-1,402.90</b>	<b>45,900.00</b>
<b>REPAIR &amp; MAINTENANCE- GENERAL</b>								
6510-0017	General Interior Repair	13,805.59	375.00	-13,430.59	20,515.79	3,375.00	-17,140.79	4,500.00
6510-0150	Doors	0.00	250.00	250.00	0.00	2,250.00	2,250.00	3,000.00
6510-0210	R & M - Electrical	0.00	66.67	66.67	3,121.67	600.03	-2,521.64	800.00
6510-0405	Water Leaks - Buildings	0.00	250.00	250.00	1,623.83	2,250.00	626.17	3,000.00
6510-0410	R & M - Plumbing	0.00	500.00	500.00	8,343.91	4,500.00	-3,843.91	6,000.00
6510-2025	Hytec Water System	1,175.33	1,250.00	74.67	10,577.97	11,250.00	672.03	15,000.00
6510-4001	Elevator	701.19	666.67	-34.52	7,096.74	6,000.03	-1,096.71	8,000.00
6511-0125	Laundry Machine Replacement	0.00	16.67	16.67	0.00	150.03	150.03	200.00
6521-1000	Fire Equipment Maint.	0.00	416.67	416.67	3,549.00	3,750.03	201.03	5,000.00

6522-0000	Carpet Cleaning	0.00	16.67	16.67	0.00	150.03	150.03	200.00
6530-1000	Janitorial	1,378.00	1,391.67	13.67	12,403.04	12,525.03	121.99	16,700.00
6535-2150	Locks & Keys	0.00	375.00	375.00	6,743.31	3,375.00	-3,368.31	4,500.00
6566-0000	Light Bulbs	0.00	25.00	25.00	902.76	225.00	-677.76	300.00
	<b>TOTAL REPAIR &amp; MAINT.</b>	<b>17,060.11</b>	<b>5,600.02</b>	<b>-11,460.09</b>	<b>74,878.02</b>	<b>50,400.18</b>	<b>-24,477.84</b>	<b>67,200.00</b>
	<b>UTILITIES</b>							
6576-0000	Electricity	1,340.67	1,916.67	576.00	15,053.60	17,250.03	2,196.43	23,000.00
6578-2000	Garbage & Recycling	2,756.07	1,500.00	-1,256.07	19,767.08	13,500.00	-6,267.08	18,000.00
6581-0000	Gas	1,508.53	1,833.33	324.80	18,424.23	16,499.97	-1,924.26	22,000.00
	<b>TOTAL UTILITIES</b>	<b>5,605.27</b>	<b>5,250.00</b>	<b>-355.27</b>	<b>53,244.91</b>	<b>47,250.00</b>	<b>-5,994.91</b>	<b>63,000.00</b>
	<b>RECREATION CENTRE - COMMON</b>							
6710-1050	Recreation Room	0.00	0.00	0.00	140.00	0.00	-140.00	0.00
6710-3000	Shared Facility-Woodridge	585.33	1,597.16	1,011.83	5,267.97	14,374.44	9,106.47	19,165.88
6710-4000	Shared Facility-Cypress	2,937.80	2,937.80	0.00	26,440.20	26,440.20	0.00	35,253.55
6734-0000	Pool Maintenance	0.00	0.00	0.00	1,606.50	0.00	-1,606.50	0.00
	<b>TOTAL OPER. EXPS-REC. CENTRE</b>	<b>3,523.13</b>	<b>4,534.96</b>	<b>1,011.83</b>	<b>33,454.67</b>	<b>40,814.64</b>	<b>7,359.97</b>	<b>54,419.43</b>
	<b>SALARIES &amp; BENEFITS</b>							
6870-0050	Wages - Administrator	2,656.25	2,666.67	10.42	25,031.25	24,000.03	-1,031.22	32,000.00
6870-0060	Wages - Assist Administrator	173.37	333.33	159.96	1,624.25	2,999.97	1,375.72	4,000.00
6870-0075	Wages - Shared Fac Contribution	-720.00	-720.00	0.00	-6,480.00	-6,480.00	0.00	-8,640.00
6875-0000	Payroll Costs	307.56	375.00	67.44	3,053.83	3,375.00	321.17	4,500.00
	<b>TOTAL SALARIES &amp; PAYROLL COSTS</b>	<b>2,417.18</b>	<b>2,655.00</b>	<b>237.82</b>	<b>23,229.33</b>	<b>23,895.00</b>	<b>665.67</b>	<b>31,860.00</b>
6921-0000	Tel/Fax/Cell - Office	153.99	250.00	96.01	1,376.12	2,250.00	873.88	3,000.00
	<b>ADMINISTRATION</b>							
6970-0000	AGM Expenses - Admin.	0.00	50.00	50.00	0.00	450.00	450.00	600.00
6980-0000	Legal Expenses	0.00	16.67	16.67	911.68	150.03	-761.65	200.00
6983-0000	Office Equipment	0.00	16.67	16.67	115.01	150.03	35.02	200.00
6984-0000	Postage and Printing	32.09	50.00	17.91	435.74	450.00	14.26	600.00
6984-0050	Office Supplies	0.00	33.33	33.33	0.00	299.97	299.97	400.00
6984-0100	Courier Service	8.62	45.83	37.21	108.13	412.47	304.34	550.00
6985-0000	Insurance Appraisal	0.00	125.00	125.00	0.00	1,125.00	1,125.00	1,500.00
6990-0000	Insurance Premiums	16,193.55	16,729.17	535.62	146,374.23	150,562.53	4,188.30	200,750.00
6993-0000	Professional Fees	0.00	58.33	58.33	554.40	524.97	-29.43	700.00
6994-0000	Dues & Subscriptions	0.00	41.67	41.67	640.25	375.03	-265.22	500.00
6995-0001	WorkSafe BC	0.00	66.67	66.67	71.95	600.03	528.08	800.00
7000-0000	Management Fees	704.75	704.75	0.00	6,342.75	6,342.75	0.00	8,457.00
7025-0000	Bank Charges	10.00	16.67	6.67	90.00	150.03	60.03	200.00
7050-0000	Miscellaneous	0.00	12.50	12.50	0.00	112.50	112.50	150.00
7051-0000	Statutory Financial Review	0.00	15.00	15.00	202.13	135.00	-67.13	180.00
7051-0500	Contingency Transfer	3,950.00	3,950.00	0.00	35,550.00	35,550.00	0.00	47,400.00
7051-0515	Repipe Reserve	1,250.00	1,250.00	0.00	11,250.00	11,250.00	0.00	15,000.00
7051-0520	Exterior Bldg Reserve	833.33	833.33	0.00	7,499.97	7,499.97	0.00	10,000.00
7051-0525	Remediation Reserve	8,333.33	8,333.33	0.00	74,999.97	74,999.97	0.00	100,000.00
	<b>TOTAL ADMINISTRATION EXPENSES</b>	<b>31,469.66</b>	<b>32,598.92</b>	<b>1,129.26</b>	<b>286,522.33</b>	<b>293,390.28</b>	<b>6,867.95</b>	<b>391,187.00</b>
	<b>TOTAL COMMON EXPENSES</b>	<b>64,914.61</b>	<b>54,463.91</b>	<b>-10,450.70</b>	<b>507,157.25</b>	<b>490,175.19</b>	<b>-16,982.06</b>	<b>653,566.43</b>
	<b>TOTAL EXPENSES</b>	<b>65,920.51</b>	<b>57,184.74</b>	<b>-8,735.77</b>	<b>525,620.49</b>	<b>514,662.66</b>	<b>-10,957.83</b>	<b>686,216.43</b>
	<b>NET INCOME (LOSS)</b>	<b>-8,753.65</b>	<b>-0.04</b>	<b>-8,753.61</b>	<b>-10,656.82</b>	<b>-0.36</b>	<b>-10,656.46</b>	<b>0.00</b>

**STRATA PLAN NW 2050  
SUMMARY OF RESERVES**

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

	Jan. 1, 2018 to Dec. 31, 2018	Jan. 1, 2019 to Dec. 31, 2019	Jan. 1, 2020 to Dec. 31, 2020	Jan. 1, 2021 to Dec. 31, 2021	Jan. 1, 2022 to Dec. 31, 2022	Jan 1 2023 to Sept 30 2023
<b>CONTINGENCY RESERVE FUND</b>						
Contingency Reserve Balance (Beginning of Year)	\$ 236,251.26	\$ 291,209.58	\$ 353,435.55	\$ 429,413.17	\$ 422,254.36	\$533,244.08
Transfer to Contingency Reserve (Current Year)	\$ 33,333.30	\$ 33,333.30	\$ 29,999.97	\$ 33,333.30	\$ 43,450.00	\$35,550
Insurance Expense			\$ (48,151.09)	\$ (46,192.77)		
Corona Plumbing & Heating						(\$17,409)
Cracked Joint Repair						
CRF Loan for Insurance	\$ (7,877.07)	\$ (12,330.75)	\$ (14,488.67)		\$ 51,802.14	
CRF Loan from NW 2050 RC		\$ (5,333.33)				
Prior Year Surplus(Deficit)	\$ 28,727.61	\$ 17,566.04	\$ (937.86)	\$ (13,540.56)		
GIC Matured(Purchased)						
Transfer remaining Special Levy			\$ 6,107.56			
Transfer remaining Fire Insurance Funds			\$ 8,113.98			
Fire Alarm Panel Replacement	\$ (18,814.35)					
Contingency Reserve Interest & Service charges (est.)	\$ 3,964.44	\$ 6,627.74	\$ 3,310.81	\$ 1,963.44	\$ 7,977.53	\$20,532.04
<b>TOTAL CONTINGENCY RESERVES (End of Period)</b>	<b>\$ 275,585.19</b>	<b>\$ 331,072.58</b>	<b>\$ 337,390.25</b>	<b>\$ 404,976.58</b>	<b>\$ 525,484.03</b>	<b>\$571,917.12</b>
<b>CRF (PIPING)</b>						
Levy Reserve Balance (Beginning of Period)	\$ 61,049.43	\$ 64,774.72	\$ 52,606.35	\$ 43,664.12	\$ 46,493.18	\$63,006.98
Transfer to Levy Reserve (Current year - from Strata F	\$ 2,000.00	\$ 2,000.00	\$ 1,800.00	\$ 2,000.00	\$ 13,750.00	\$11,250
Roynat Lease						
Corona Plumbing-plumbing repairs		\$ (7,543.09)	\$ (6,225.28)			-9939.31
Steve Evans-Bldg B common ceiling pipe		\$ (1,995.70)	\$ (2,633.50)			
Levy Reserve Interest (est.)	\$ 938.66	\$ 1,333.85	\$ 454.74	\$ 318.39	\$ 1,031.89	\$2,824.74
<b>Total CRF Piping</b>	<b>\$ 63,988.09</b>	<b>\$ 58,569.78</b>	<b>\$ 46,002.31</b>	<b>\$ 45,982.51</b>	<b>\$ 61,275.07</b>	<b>\$67,142.41</b>
<b>CRF (EXTERIOR BUILDING PROJECT)</b>						
Levy Reserve Balance (Beginning of Period)	\$ 16,873.96	\$ 27,351.98	\$ 38,163.88	\$ 48,707.63	\$ 57,859.09	47789.4
Transfer to Levy Reserve (current Year - from Strata F	\$ 8,333.30	\$ 8,333.30	\$ 7,499.97	\$ 8,333.30	\$ 9,166.63	7499.97
Transfer to Resolution						
West Coast Building-Water ingress test					\$ (1,365.00)	
Canstar Restoration - reconstruction services				\$ (1,351.62)		
Levy Reserve Interest (est.)	\$ 319.16	\$ 657.83	\$ 356.92	\$ 366.78	\$ 1,168.16	2147.85
<b>Total CRF Exterior Building Project</b>	<b>\$ 25,526.42</b>	<b>\$ 36,343.11</b>	<b>\$ 46,020.77</b>	<b>\$ 56,056.09</b>	<b>\$ 66,828.88</b>	<b>57437.22</b>
<b>CRF (REMEDIATION PROJECT)</b>						
Levy Reserve Balance (Beginning of Period)	\$ 287,657.79	\$ 384,833.18	\$ 485,576.37	\$ 559,409.76	\$ 377,061.53	172057.87
Transfer to Levy Reserve (Special Levy)	\$ 75,000.00	\$ 75,000.00	\$ 67,500.00	\$ 75,000.00	\$ 91,666.63	74999.97
Read Jones Christofferson-Window Replacement				\$ (35,532.00)		
RDH Building Engineers - Consulting & Depreciation				\$ (11,043.12)		
West Coast Building - Window Replacement				\$ (71,267.02)		
Read Jones Christofferson-Window Assessment		\$ (11,340.00)				
West Coast Building - Bldg B & C window replacement					\$ (92,086.48)	
West Coast Building - Bldg B & C window replacement					\$ (49,417.13)	
RDH Building Engineers - Consulting					\$ (525.00)	
Read Jones Christofferson-Window Assessment					\$ (8,820.00)	
West Coast Building - Bldg B & C window replacement					\$ (73,010.00)	
West Coast Building - Bldg B & C window replacement					\$ (9,898.71)	
West Coast Building - #137 replace punch window					\$ (6,146.49)	
Read Jones Christofferson-Window Assessment					\$ (3,948.00)	
West Coast Building - Holdback release					\$ (47,687.66)	
Holdback Bank charges & interest						(\$77.46)
Levy Reserve interest (est.)	\$ 4,915.15	\$ 8,776.15	\$ 4,431.12	\$ 4,142.78	\$ 3,514.50	8798
<b>Total CRF Remediation Project</b>	<b>\$ 367,572.94</b>	<b>\$ 468,609.33</b>	<b>\$ 546,167.49</b>	<b>\$ 520,710.40</b>	<b>\$ 180,703.19</b>	<b>255778.38</b>
<b>CRF (Gutter Levy)</b>						
Gutter Levy Fun						\$ 57,772.06
Levy Service charges						-\$ 45.90
Percision Gutters Ltd						-38458.54
						\$ 19,267.62
<b>Carpet Replacement Assessment</b>						
Levy Reserve Balance (Beginning of Period)			\$ 129,999.85	\$ 130,616.69	\$ 56,710.37	449.54
Island Carpet - carpet purchase				\$ (61,796.61)		
Levy Interest (est.)			\$ 316.12	\$ 810.03	\$ 1,061.72	141.38
<b>Total Special levy</b>			<b>\$ 130,315.97</b>	<b>\$ 69,630.11</b>	<b>\$ 57,772.09</b>	<b>590.92</b>

**STRATA PLAN NW 2050  
SUMMARY OF RESERVES**

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

**OPERATING RESERVES**

Operating Fund (Beginning of Period)

Projected Operating Surplus (Deficit)

Transfer of Building Levy Fund

Transfer in/out from CRF as per AGM Resolution

**Total Operating Reserve (End of Period)**

**TOTAL RESERVES**

\*\*Opening entries after audit



### Operating Budget for NW2050 For The Year 2024

Operating Account		YTD	Projected to	Annual	Proposed Change	
INCOME	Code	30-Sep-23	31-Dec-23	For 2023	For 2024	Explanation
Strata Fees	4010	\$ 498,431.97	\$ 664,576.43	\$ 664,576.43	\$ 689,121.43	
Interest Income	4016	\$ 3,583.20	\$ 4,777.60	\$ 2,500.00	\$ 2,500.00	
Sundry Income	4016-0020	\$ 924.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	keys, fobs, remotes, minutes, oil tray
Move-in/Move-out Fees	4022	\$ 300.00	\$ 350.00			
By-Law Fines/Late Fees	4034-3000	\$ 100.00	\$ 150.00	\$ -	\$ -	
Parking Fees	4057	\$ 4,745.00	\$ 6,500.00	\$ 7,500.00	\$ 7,500.00	
Laundry	4057-1000	\$ 167.50	\$ 500.00	\$ 1,000.00	\$ 800.00	
Lockers	4058	\$ 6,330.00	\$ 7,200.00	\$ 7,920.00	\$ 7,920.00	
Electrical Vehicle Charging	4059-0000	\$ 382.00	\$ 560.00	\$ 720.00	\$ 720.00	
Miscellaneous		\$ -	\$ -	\$ -	\$ -	
<b>Total Revenues:</b>		<b>\$ 514,963.67</b>	<b>\$ 686,614.03</b>	<b>\$ 686,216.43</b>	<b>\$ 710,561.43</b>	

#### EXPENSES

EXTERIOR MAINTENANCE & REPAIRS	Code	YTD 30-Sep-23	Projected to 31-Dec-23	Annual For 2023	Proposed Change For 2024	Explanation
Gutters, Drains & Sewers	6318-0010	\$ 1,660.21	\$ 1,810.21	\$ 2,300.00	\$ 2,300.00	Gutters/Out/Inside Drains
Exterior Repairs Mtnce	6319	\$ 2,472.75	\$ 3,297.00	\$ 3,300.00	\$ 3,500.00	
Bldg Envelope Mtnce	6319-0010	\$ -	\$ -	\$ -	\$ -	Professional Inspection/Repairs 2020
Chimney Cleaning	6319-0050	\$ -	\$ 2,350.00	\$ 2,350.00	\$ 2,500.00	
Dryer Vent Cleaning	6319-0100	\$ 1,202.04	\$ 1,202.04	\$ 2,200.00	\$ 3,200.00	
Window/Skylight Mtnce	6319-0150	\$ 250.00	\$ 3,000.00	\$ 6,000.00	\$ 3,500.00	
Exterior Window Washing	6319-0200	\$ 1,971.90	\$ 1,971.90	\$ 2,000.00	\$ 2,200.00	includes skylights
Parkade & Garage Doors	6319-0250	\$ 2,467.50	\$ 3,290.00	\$ 4,000.00	\$ 4,300.00	
Signage	6319-0300	\$ -	\$ -	\$ -	\$ -	
Painting	6321	\$ -	\$ -	\$ 500.00	\$ 500.00	
Roof Repairs & Mtnce	6323	\$ 8,438.84	\$ 11,251.79	\$ 10,000.00	\$ 10,000.00	See note
<b>Total Ext Mtnce Repairs</b>		<b>\$ 18,463.24</b>	<b>\$ 28,172.94</b>	<b>\$ 32,650.00</b>	<b>\$ 32,000.00</b>	

LANDSCAPING & GROUNDS	Code	YTD 30-Sep-23	Projected to 31-Dec-23	Annual For 2023	Proposed Change For 2024	Explanation
Landscaping Services	6415	\$ 21,351.75	\$ 27,500.00	\$ 27,500.00	\$ 29,000.00	Monthly Maintenance Service
Ground/Garden Supplies	6430-0025	\$ 283.50	\$ 800.00	\$ 1,000.00	\$ 1,000.00	
Gardens - Shrubs/Trees	6435	\$ 2,152.50	\$ 4,304.50	\$ 5,000.00	\$ 5,000.00	Arborist, Tree Removal
Landscape Upgrades	6435-0050	\$ -	\$ -	\$ 3,000.00	\$ 3,000.00	
Pest Control	6436	\$ 2,086.32	\$ 2,181.76	\$ 2,000.00	\$ 2,000.00	1972.15
Irrigation System	6440	\$ 1,399.90	\$ 1,972.15	\$ 2,200.00	\$ 2,200.00	
Hydrants	6442	\$ -	\$ 120.75	\$ 200.00	\$ 175.00	Annual Inspection & Maintenance
Parking Lot Mtnce	6446-0050	\$ 6,038.04	\$ 6,300.00	\$ 2,000.00	\$ 3,000.00	Power Wash Pkde
Snow Removal	6455	\$ 2,515.98	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	
<b>Total Grounds &amp; Gardens:</b>		<b>\$ 35,827.99</b>	<b>\$ 46,179.16</b>	<b>\$ 45,900.00</b>	<b>\$ 48,375.00</b>	

INTERIOR MAINTENANCE & REPAIRS	Code	YTD 30-Sep-23	Projected to 31-Dec-23	Annual For 2023	Proposed Change For 2024	Explanation
General Interior Repair	6510-0017	\$ 20,515.79	\$ 27,354.39	\$ 4,500.00	\$ 15,000.00	
Doors	6510-0150	\$ -	\$ 1,000.00	\$ 3,000.00	\$ 3,000.00	
Electrical/Lighting	6510-0210	\$ 3,121.67	\$ 4,223.00	\$ 800.00	\$ 800.00	
Water Leaks - Buildings	6510-0405	\$ 1,623.83	\$ 4,623.83	\$ 3,000.00	\$ 3,000.00	toilet leak/hose washer to charged back
Plumbing	6510-0410	\$ 8,343.91	\$ 10,000.00	\$ 6,000.00	\$ 6,000.00	
Hytec Water Mgmt.	6510-2025	\$ 10,577.97	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	New budget on 2020
Elevator Maintenance	6510-4001	\$ 7,096.74	\$ 9,200.00	\$ 8,000.00	\$ 9,300.00	
Laundry Machine Repair	6511-0125	\$ -	\$ -	\$ 200.00	\$ 200.00	
Fire Test & Equip Repair	6521-1000	\$ 3,549.00	\$ 7,100.00	\$ 5,000.00	\$ 5,000.00	
Carpet Cleaning	6522	\$ -	\$ 250.00	\$ 200.00	\$ 200.00	
Janitorial	6530-1000	\$ 12,403.04	\$ 16,700.00	\$ 16,700.00	\$ 17,500.00	
Locks, Keys & Remotes	6535-2150	\$ 6,743.31	\$ 7,000.00	\$ 4,500.00	\$ 4,500.00	
Light Bulbs	6566	\$ 902.76	\$ 902.76	\$ 300.00	\$ 500.00	
<b>Total Interior Maintenance</b>		<b>\$ 74,878.02</b>	<b>\$ 103,353.98</b>	<b>\$ 67,200.00</b>	<b>\$ 80,000.00</b>	

UTILITIES	Code	YTD 30-Sep-23	Projected to 31-Dec-23	Annual For 2023	Proposed Change For 2024	Explanation
BC Hydro Electricity	6576	\$ 15,053.60	\$ 20,071.47	\$ 23,000.00	\$ 25,000.00	
Garbage & Recycle	6578-2000	\$ 19,767.08	\$ 25,356.11	\$ 18,000.00	\$ 24,000.00	
BC Hydro Gas	6581	\$ 18,424.23	\$ 22,000.00	\$ 22,000.00	\$ 25,000.00	
<b>Total Utilities:</b>		<b>\$ 53,244.91</b>	<b>\$ 67,427.58</b>	<b>\$ 63,000.00</b>	<b>\$ 74,000.00</b>	

RECREATION CENTER	Code	YTD 30-Sep-23	Projected to 31-Dec-23	Annual For 2023	Proposed Change For 2024	Explanation
Shared Facility	6710-3000	\$ 5,267.97	\$ 19,165.88	\$ 19,165.88	\$ 19,165.88	Contribution to Woodridge
Shared Facility	6710-4000	\$ 26,440.20	\$ 35,253.55	\$ 35,253.55	\$ 35,253.55	Contribution to Cypress
<b>Total Shared Facilities</b>		<b>\$ 31,708.17</b>	<b>\$ 54,419.43</b>	<b>\$ 54,419.43</b>	<b>\$ 54,419.43</b>	

### Operating Budget for NW2050 For The Year 2024

<b>SALARIES &amp; BENEFITS</b>	<b>Code</b>	<b>YTD</b>	<b>to Dec 31, 2023</b>	<b>For 2023</b>	<b>For 2024</b>
Wages - Administrator	6870-0050	\$ 25,031.25	\$ 32,000.00	\$ 32,000.00	\$ 32,000.00
Temp Admin	6870-0060	\$ 1,624.25	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
Payroll - From SF	6875	\$ -6,480.00	\$ -8,640.00	\$ -8,640.00	\$ -8,640.00
Payroll - Expenses	6875	\$ 3,053.83	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00
<b>Total Salaries</b>		<b>\$ 23,229.33</b>	<b>\$ 31,860.00</b>	<b>\$ 31,860.00</b>	<b>\$ 31,860.00</b>

<b>OFFICE EXPENSES</b>	<b>Code</b>	<b>YTD</b>	<b>to Dec 31, 2023</b>	<b>For 2023</b>	<b>For 2024</b>
Tel / Cell - Office	6921	\$ 1,376.12	\$ 1,834.83	\$ 3,000.00	\$ 2,200.00
Includes High Speed Internet					

Use these codes for expenses (Invoices)

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

<b>ADMINISTRATION</b>	<b>Code</b>	<b>YTD</b>	<b>to Dec 31, 2023</b>	<b>For 2023</b>	<b>For 2024</b>
Audit	6965	\$ -	\$ -	\$ -	\$ -
Meetings & Misc	6970	\$ -	\$ 600.00	\$ 600.00	\$ 600.00
Legal	6980	\$ 911.68	\$ 911.68	\$ 200.00	\$ 200.00
Office Equipment	6983	\$ 115.01	\$ 180.00	\$ 200.00	\$ 200.00
Photos/Postage	6984	\$ 435.74	\$ 600.00	\$ 600.00	\$ 600.00
Office Supplies	6984-0050	\$ -	\$ 560.00	\$ 400.00	\$ 500.00
Courier	6984-0100	\$ 108.13	\$ 180.00	\$ 550.00	\$ 400.00
Insurance Decuctible	6985	\$ -	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
Appraisals (Suncorp)	6985	\$ -	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
Insurance Expense	6990	\$ 146,374.23	\$ 194,954.88	\$ 200,750.00	\$ 200,750.00
Professional Fees	6993	\$ 554.40	\$ 554.40	\$ 700.00	\$ 700.00
Dues & Subscriptions	6994	\$ 640.25	\$ 853.67	\$ 500.00	\$ 700.00
Worksafe BC	6995-0001	\$ 71.95	\$ 95.93	\$ 800.00	\$ 100.00
Financial Management Fees	700-0000	\$ 6,342.75	\$ 8,457.00	\$ 8,457.00	\$ 8,457.00
Bank Admin Fees	7025	\$ 90.00	\$ 120.00	\$ 200.00	\$ 200.00
Miscellaneous	7050	\$ -	\$ 100.00	\$ 150.00	\$ 150.00
Statutory Fin Review	7051	\$ 202.13	\$ 202.13	\$ 180.00	\$ 250.00
<b>Total Admin Expenses:</b>		<b>\$ 155,846.27</b>	<b>\$ 209,869.69</b>	<b>\$ 215,787.00</b>	<b>\$ 215,307.00</b>
Total Revenue		\$ 514,963.67	\$ 686,614.03	\$ 686,216.43	\$ 710,561.43
Total Operating Expenses		\$ 394,574.05	\$ 543,117.60	\$ 513,816.43	\$ 538,161.43
<b>Balance Before Reserves</b>		<b>\$ 120,389.62</b>	<b>\$ 143,496.43</b>	<b>\$ 172,400.00</b>	<b>\$ 172,400.00</b>
Transf to Contingency Fund	7051-0500	\$ 35,550.00	\$ 47,400.00	\$ 47,400.00	\$ 47,400.00
Transf to CRF - Repiping	7051-0515	\$ 11,250.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Transf to CRF - Ext. Bldg	7051-0520	\$ 7,499.97	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Transf to CRF - Remediation	7051-0525	\$ 74,999.97	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
<b>Total Reserves</b>		<b>\$ 129,299.94</b>	<b>\$ 172,400.00</b>	<b>\$ 172,400.00</b>	<b>\$ 172,400.00</b>
<b>NET SURPLUS (DEFICIT)</b>		<b>\$ (8,910.32)</b>	<b>\$ (28,903.57)</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>

Shared Facilities Woodridge (SFW)				
Proposed 2023 Operating Budget				
December 31st Year-end				
GL Code	Description	Actual to Dec 31, 2022 (Draft)	2022 Budget	Proposed 2023 Budget
<b>400000</b>	<b>REVENUES</b>			
420000	Contribution - NW1942 Woodridge	9,344.04	9,344	9,344
420500	Contribution - NW1868 Ashford	4,241.04	4,241	4,241
421000	Contribution - NW2090 Cypress D	3,312.96	3,313	3,313
422000	Contribution - NW2050 Cypress	7,024.00	7,024	7,024
422500	Interest Income - Operating	2,640.22	1,000	1,000
441600	Miscellaneous Revenue	0.18	-	-
443500	Prior Year Surplus transfer to operating	123,472.68	123,473	119,324
<b>499900</b>	<b>TOTAL REVENUES</b>	<b>150,035.12</b>	<b>148,395</b>	<b>144,246</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	62.08	200	200
514200	Insurance Expense	12,448.09	14,000	14,000
<b>529900</b>	<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>14,610.17</b>	<b>16,300</b>	<b>16,300</b>
<b>530000</b>	<b>UTILITIES</b>			
531100	Hydro / Electricity	1,126.65	1,500	1,500
<b>539900</b>	<b>TOTAL UTILITIES</b>	<b>1,126.65</b>	<b>1,500</b>	<b>1,500</b>
<b>540000</b>	<b>BUILDING MAINTENANCE</b>			
540800	Janitorial	5,596.03	6,500	6,000
<b>559900</b>	<b>TOTAL BUILDING MAINTENANCE</b>	<b>5,596.03</b>	<b>6,500</b>	<b>6,000</b>
<b>580000</b>	<b>RECREATION CENTRE</b>			
580500	Maintenance / Salaries	9,000.00	9,000	10,000
581500	General Maintenance	-	1,000	1,000
581650	Pool, Jacuzzi & Sauna	-	-	-
583300	Exercise Equipment	-	500	500
584400	Chemicals	-	-	-
584700	Cleaning / Supplies	-	200	200
<b>589900</b>	<b>TOTAL RECREATION CENTRE</b>	<b>9,000.00</b>	<b>10,700</b>	<b>11,700</b>
<b>582200</b>	<b>POOL MAINTENANCE - ENGINEERING</b>	378.00	113,395	108,746
		<b>378.00</b>	<b>113,395</b>	<b>108,746</b>
<b>599900</b>	<b>TOTAL OPERATING EXPENSES</b>	<b>30,710.85</b>	<b>148,395</b>	<b>144,246</b>
<b>600000</b>	<b>BALANCE BEFORE RESERVES &amp; OTHER TRANSFER</b>	<b>119,324.27</b>	<b>-</b>	<b>0</b>
<b>800000</b>	<b>NET OPERATING SURPLUS(DEFICIT)</b>	<b>119,324.27</b>	<b>-</b>	<b>0</b>

**Balance Sheet (Accrual)**  
**CYPRESS POINT SHARED FACILITIES - 12 (nw2050sf)**  
**September 2023**

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10:27 AM

**Prepared For:**  
CYPRESS POINT SHARED FACILITIES - 12  
  
Richmond, BC

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

**ASSETS**

1020-0000	Bank - Westminster - Chequing	40,758.49
1111-0100	Due (to) from CP Shared Facility	-241.94
1111-0200	Due (to) from Cypress PT ABC	380.04
1300-0000	Accounts Receivable	0.50
<b>TOTAL ASSETS</b>		<u>40,897.09</u>

**LIABILITIES**

2010-0000	Accounts Payable	1,677.41
2250-0000	Pre-Paid Fees	0.47
<b>TOTAL LIABILITIES</b>		<u>1,677.88</u>

**OWNERS EQUITY  
RESERVES**

3500-0000	Net Income - Prior Years	28,068.18
3510-0000	Net Income - Current Year	11,151.03
<b>TOTAL OWNERS' EQUITY</b>		<u>39,219.21</u>
<b>TOTAL LIABILITIES AND EQUITY</b>		<u>40,897.09</u>

Date 10/27/2023  
Prepared By JK  
Page 10 of 41

# **Budget Comparison (Accrual)** **CYPRESS POINT SHARED FACILITIES - 12 (nw2050sf)** **September 2023**

**Prepared For:**  
CYPRESS POINT SHARED FACILITIES - 12  
Richmond, BC

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

		MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual
<b>INCOME</b>								
4010-1000	Contribution - NW 1868 Ashford	1,774.08	1,774.08	0.00	15,966.72	15,966.72	0.00	21,289.01
4010-2000	Contribution - NW 2050 Cypress ABC	2,937.80	2,937.80	0.00	26,440.20	26,440.20	0.00	35,253.55
4010-3000	Contribution - NW 2090 Cypress D	1,385.85	1,385.85	0.00	12,472.65	12,472.65	0.00	16,630.17
4010-4000	Contribution - NW 1942 Woodridge	3,908.39	3,908.39	0.00	35,175.51	35,175.51	0.00	46,900.67
4016-0000	Bank Interest Income	195.54	11.67	183.87	1,496.14	105.03	1,391.11	140.00
4016-0020	Sundry Income	0.00	0.00	0.00	212.00	0.00	212.00	0.00
4026-0500	Recreation Room Rental	0.00	41.67	-41.67	750.00	375.03	374.97	500.00
	<b>TOTAL</b>	<b>10,201.66</b>	<b>10,059.46</b>	<b>142.20</b>	<b>92,513.22</b>	<b>90,535.14</b>	<b>1,978.08</b>	<b>120,713.40</b>
	<b>TOTAL INCOME</b>	<b>10,201.66</b>	<b>10,059.46</b>	<b>142.20</b>	<b>92,513.22</b>	<b>90,535.14</b>	<b>1,978.08</b>	<b>120,713.40</b>
<b>COMMON EXPENSES</b>								
<b>LANDSCAPING &amp; GROUNDS</b>								
6415-0005	Gardening	0.00	83.33	83.33	0.00	749.97	749.97	1,000.00
	<b>TOTAL LANDS. &amp; GROUNDS</b>	<b>0.00</b>	<b>83.33</b>	<b>83.33</b>	<b>0.00</b>	<b>749.97</b>	<b>749.97</b>	<b>1,000.00</b>
<b>REPAIR &amp; MAINTENANCE- GENERAL</b>								
6510-0000	Repair & Maintenance	25.73	250.00	224.27	1,009.38	2,250.00	1,240.62	3,000.00
6510-0405	Water Leaks - Buildings	0.00	41.67	41.67	0.00	375.03	375.03	500.00
6510-0410	R & M - Plumbing	0.00	41.67	41.67	0.00	375.03	375.03	500.00
6535-2150	Locks & Keys	0.00	16.67	16.67	0.00	150.03	150.03	200.00
	<b>TOTAL REPAIR &amp; MAINT.</b>	<b>25.73</b>	<b>350.01</b>	<b>324.28</b>	<b>1,009.38</b>	<b>3,150.09</b>	<b>2,140.71</b>	<b>4,200.00</b>
<b>RECREATION CENTRE - COMMON</b>								
6706-0000	Rec Centre-Mgmt Expense	720.00	720.00	0.00	6,480.00	6,480.00	0.00	8,640.00
6706-1000	Rec Centre-Mgmt Other	64.13	41.67	-22.46	1,057.00	375.03	-681.97	500.00
6710-1050	Recreation Room	140.00	91.67	-48.33	560.00	825.03	265.03	1,100.00
6710-2500	Games Room	0.00	41.67	41.67	0.00	375.03	375.03	500.00
6734-0000	Pool Maintenance	0.00	450.00	450.00	3,038.11	4,050.00	1,011.89	5,400.00
6736-0000	Pool Repairs	0.00	533.33	533.33	3,781.94	4,799.97	1,018.03	6,400.00
6740-0000	Pool Supplies & Chemicals-Rec.	0.00	83.33	83.33	1,204.88	749.97	-454.91	1,000.00
6742-0000	Pool Permits	0.00	25.00	25.00	133.32	225.00	91.68	300.00
6750-0000	Cleaning Supplies-Rec. Centre	0.00	29.17	29.17	640.84	262.53	-378.31	350.00
6764-0000	Electricity - Rec. Centre	182.85	475.00	292.15	1,652.08	4,275.00	2,622.92	5,700.00
6765-0000	Gas - Rec. Centre	578.32	250.00	-328.32	2,190.05	2,250.00	59.95	3,000.00
6770-0000	Janitor - Rec Centre	412.50	400.00	-12.50	3,000.00	3,600.00	600.00	4,800.00
	<b>TOTAL OPER. EXPS-REC. CENTRE</b>	<b>2,097.80</b>	<b>3,140.84</b>	<b>1,043.04</b>	<b>23,738.22</b>	<b>28,267.56</b>	<b>4,529.34</b>	<b>37,690.00</b>
<b>ADMINISTRATION</b>								
6985-0000	Insurance Appraisal	0.00	25.00	25.00	0.00	225.00	225.00	300.00
6990-0000	Insurance Premiums	5,989.39	6,187.50	198.11	54,138.42	55,687.50	1,549.08	74,250.00
7000-0000	Management Fees	253.58	253.58	0.00	2,282.22	2,282.22	0.00	3,043.00
7025-0000	Bank Charges	10.00	10.87	0.87	90.00	97.83	7.83	130.40
7051-0000	Statutory Financial Review	0.00	8.33	8.33	103.95	74.97	-28.98	100.00
	<b>TOTAL ADMINISTRATION EXPENSES</b>	<b>6,252.97</b>	<b>6,485.28</b>	<b>232.31</b>	<b>56,614.59</b>	<b>58,367.52</b>	<b>1,752.93</b>	<b>77,823.40</b>
	<b>TOTAL COMMON EXPENSES</b>	<b>8,376.50</b>	<b>10,059.46</b>	<b>1,682.96</b>	<b>81,362.19</b>	<b>90,535.14</b>	<b>9,172.95</b>	<b>120,713.40</b>
	<b>TOTAL EXPENSES</b>	<b>8,376.50</b>	<b>10,059.46</b>	<b>1,682.96</b>	<b>81,362.19</b>	<b>90,535.14</b>	<b>9,172.95</b>	<b>120,713.40</b>
	<b>NET INCOME (LOSS)</b>	<b>1,825.16</b>	<b>0.00</b>	<b>1,825.16</b>	<b>11,151.03</b>	<b>0.00</b>	<b>11,151.03</b>	<b>0.00</b>

**Cypress Point Shared Facilities Budget For The Year 2024**

<b>Cypress Point Shared Facilities Account</b>		<b>YTD</b>	<b>Projected to</b>	<b>Budget</b>	<b>Annual</b>	
<b>REVENUES</b>	<b>Code</b>	<b>30-Sep-23</b>	<b>31-Dec-23</b>	<b>From 2023</b>	<b>For 2024</b>	<b>Explanation</b>
Contribution - NW1868 Ashford	4010-1000	\$ 15,966.72	\$ 21,289.01	21,289.01	21,289.01	17.73% x (120,713.40 -500-140)
Contribution - NW 2050 Cypress ABC	4010-2000	\$ 26,440.20	\$ 35,253.55	\$ 35,253.55	\$ 35,253.55	29.36%
Contribution - NW2090 Cypress D	4010-3000	\$ 12,472.65	\$ 16,630.17	\$ 16,630.17	\$ 16,630.17	13.85%
Contribution - NW1942 Woodridge	4010-4000	\$ 35,175.51	\$ 46,900.67	\$ 46,900.67	\$ 46,900.67	39.06%
Interest Income	4016	\$ 1,496.14	\$ 1,500.00	\$ 140.00	\$ 140.00	
Miscellaneous Income	4016-0020	\$ 212.00	\$ 212.00	\$ -	\$ -	
Recreation Room Rental	4026-0500	\$ 750.00	\$ 800.00	\$ 500.00	\$ 500.00	Pavilion Lounge
<b>Total Revenues:</b>		<b>\$ 92,513.22</b>	<b>\$ 122,585.40</b>	<b>\$ 120,713.40</b>	<b>\$ 120,713.40</b>	

<b>EXPENSES</b>	<b>Code</b>	<b>YTD</b>	<b>Projected to</b>	<b>Budget</b>	<b>Annual</b>	<b>Explanation</b>
		<b>30-Sep-23</b>	<b>31-Dec-23</b>	<b>From 2023</b>	<b>For 2024</b>	
Gardening (pool area)	6415-0005	\$ -	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	
Pest Control	6436	\$ -	\$ -	\$ -	\$ -	
General Maintenance	6510	\$ 1,009.38	\$ 1,850.00	\$ 3,000.00	\$ 3,000.00	
Electrical Repairs	6510-0210	\$ -	\$ -	\$ -	\$ -	
Water Leaks	6510-0405	\$ -	\$ -	\$ 500.00	\$ 500.00	
Plumbing	6510-0410	\$ -	\$ -	\$ 500.00	\$ 500.00	
Security Service	6510-4070	\$ -	\$ -	\$ -	\$ -	
Locks & Keys	6535-2150	\$ -	\$ 500.00	\$ 200.00	\$ 500.00	
Recreation Centre Management Expense	6706	\$ 6,480.00	\$ 8,640.00	\$ 8,640.00	\$ 8,640.00	Admin payroll
Recreation Centre Management Other	6706-1000	\$ 1,057.00	\$ 1,400.00	\$ 500.00	\$ 1,500.00	
Exercise Room	6710-1050	\$ 3,560.00	\$ 1,100.00	\$ 1,100.00	\$ 1,100.00	
Games Room	6710-2500	\$ -	\$ 240.00	\$ 500.00	\$ 500.00	Clean up/equip. replacemt.
Pool Maintenance	6734	\$ 3,038.11	\$ 5,400.00	\$ 5,400.00	\$ 5,400.00	
Pool/Spa Repairs	6736	\$ 3,781.94	\$ 4,500.00	\$ 6,400.00	\$ 5,000.00	
Pool & Spa Chemicals	6740	\$ 1,204.88	\$ 1,500.00	\$ 1,000.00	\$ 2,500.00	
Pool Permits	6742	\$ 133.32	\$ 133.32	\$ 300.00	\$ 300.00	
Cleaning Supplies	6750	\$ 640.84	\$ 800.00	\$ 350.00	\$ 900.00	
Electricity	6764	\$ 1,652.08	\$ 2,202.77	\$ 5,700.00	\$ 3,700.00	
Natural Gas	6765	\$ 2,190.00	\$ 2,920.00	\$ 3,000.00	\$ 3,000.00	
Janitorial	6770	\$ 3,000.00	\$ 4,000.00	\$ 4,800.00	\$ 4,800.00	Games Room added
Audit	6965-000			\$ -	\$ -	
Insurance Appraisal	6985-0000			\$ 300.00	\$ 300.00	
Insurance Premiums	6990	\$ 54,138.42	\$ 72,106.59	\$ 74,250.00	\$ 74,250.00	
Financial Management Fees	7000	\$ 2,282.22	\$ 3,043.00	\$ 3,043.00	\$ 3,043.00	
Bank Charges	7025	\$ 90.00	\$ 130.00	\$ 130.40	\$ 130.40	
Statutory Financial Revision	7051	\$ 103.95	\$ 103.95	\$ 100.00	\$ 150.00	
<b>Total Recreation Centre Expenses</b>		<b>\$ 84,362.14</b>	<b>\$ 111,569.63</b>	<b>\$ 120,713.40</b>	<b>\$ 120,713.40</b>	

Total Operating Revenue	\$ 92,513.22	\$ 122,585.40	\$ 120,713.40	\$ 120,713.40
Total Operating Expenses	\$ 84,362.14	\$ 111,569.63	\$ 120,713.40	\$ 120,713.40
<b>NET SURPLUS (DEFICIT)</b>	<b>\$ 8,151.08</b>	<b>\$ 11,015.77</b>	<b>\$ -</b>	<b>\$ -</b>

<b>Annual Operating Fund Cont.</b>	516,721.43
<b>Annual CRF Contributions</b>	172,400.00
<b>Total Strata Fees</b>	<u>689,121.43</u>

**Total Aggregate** 9022

<b>Strata Lot</b>	<b>Unit Number</b>	<b>Unit Entitlement</b>	<b>Common Area %</b>	<b>2024 Monthly Operating Contributions</b>	<b>2024 CRF Contributions</b>	<b>2024 Total Monthly Fees</b>
2	101-7511	83	0.009199734	396.14	132.17	528.31
3	102-7511	95	0.010529816	453.41	151.28	604.69
4	103-7511	82	0.009088894	391.37	130.58	521.95
1	104-7511	97	0.010751496	462.96	154.46	617.42
5	105-7511	73	0.008091332	348.41	116.25	464.66
11	106-7511	85	0.009421414	405.69	135.35	541.04
6	107-7511	83	0.009199734	396.14	132.17	528.31
10	108-7511	85	0.009421414	405.69	135.35	541.04
9	109-7511	88	0.009753935	420.01	140.13	560.14
8	110-7511	84	0.009310574	400.92	133.76	534.68
7	111-7511	90	0.009975615	429.55	143.32	572.87
40	112-7531	90	0.009975615	429.55	143.32	572.87
39	113-7531	63	0.006982931	300.69	100.32	401.01
38	114-7531	88	0.009753935	420.01	140.13	560.14
37	115-7531	84	0.009310574	400.92	133.76	534.68
41	116-7531	84	0.009310574	400.92	133.76	534.68
36	117-7531	84	0.009310574	400.92	133.76	534.68
42	118-7531	73	0.008091332	348.41	116.25	464.66
35	119-7531	90	0.009975615	429.55	143.32	572.87
43	120-7531	82	0.009088894	391.37	130.58	521.95
34	121-7531	84	0.009310574	400.92	133.76	534.68
44	122-7531	109	0.012081578	520.24	173.57	693.81
33	123-7531	63	0.006982931	300.69	100.32	401.01
32	124-7531	88	0.009753935	420.01	140.13	560.14
31	125-7531	64	0.007093771	305.46	101.91	407.37
30	126-7531	90	0.009975615	429.55	143.32	572.87
84	129-7651	87	0.009643095	415.23	138.54	553.77
83	130-7651	83	0.009199734	396.14	132.17	528.31
82	131-7651	92	0.010197295	439.10	146.50	585.60
81	132-7651	71	0.007869652	338.87	113.06	451.93
85	133-7651	106	0.011749058	505.92	168.79	674.71
80	134-7651	86	0.009532254	410.46	136.95	547.41
86	135-7651	82	0.009088894	391.37	130.58	521.95
79	136-7651	84	0.009310574	400.92	133.76	534.68
78	137-7651	88	0.009753935	420.01	140.13	560.14
77	138-7651	85	0.009421414	405.69	135.35	541.04
76	139-7651	90	0.009975615	429.55	143.32	572.87
13	201-7511	83	0.009199734	396.14	132.17	528.31
14	202-7511	95	0.010529816	453.41	151.28	604.69

<b>Annual Operating Fund Cont.</b>	516,721.43
<b>Annual CRF Contributions</b>	172,400.00
<b>Total Strata Fees</b>	<u>689,121.43</u>

**Total Aggregate** 9022

<b>Strata Lot</b>	<b>Unit Number</b>	<b>Unit Entitlement</b>	<b>Common Area %</b>	<b>2024 Monthly Operating Contributions</b>	<b>2024 CRF Contributions</b>	<b>2024 Total Monthly Fees</b>
15	203-7511	82	0.009088894	391.37	130.58	521.95
12	204-7511	97	0.010751496	462.96	154.46	617.42
16	205-7511	73	0.008091332	348.41	116.25	464.66
22	206-7511	85	0.009421414	405.69	135.35	541.04
17	207-7511	84	0.009310574	400.92	133.76	534.68
21	208-7511	85	0.009421414	405.69	135.35	541.04
20	209-7511	88	0.009753935	420.01	140.13	560.14
19	210-7511	84	0.009310574	400.92	133.76	534.68
18	211-7511	90	0.009975615	429.55	143.32	572.87
57	212-7531	90	0.009975615	429.55	143.32	572.87
56	213-7531	63	0.006982931	300.69	100.32	401.01
55	214-7531	88	0.009753935	420.01	140.13	560.14
54	215-7531	84	0.009310574	400.92	133.76	534.68
58	216-7531	85	0.009421414	405.69	135.35	541.04
53	217-7531	86	0.009532254	410.46	136.95	547.41
59	218-7531	73	0.008091332	348.41	116.25	464.66
52	219-7531	90	0.009975615	429.55	143.32	572.87
60	220-7531	82	0.009088894	391.37	130.58	521.95
51	221-7531	84	0.009310574	400.92	133.76	534.68
50	222-7531	88	0.009753935	420.01	140.13	560.14
49	223-7531	62	0.00687209	295.91	98.73	394.64
61	224-7531	115	0.012746619	548.87	183.13	732.00
48	225-7531	63	0.006982931	300.69	100.32	401.01
47	226-7531	88	0.009753935	420.01	140.13	560.14
46	227-7531	64	0.007093771	305.46	101.91	407.37
45	228-7531	90	0.009975615	429.55	143.32	572.87
95	229-7651	87	0.009643095	415.23	138.54	553.77
94	230-7651	83	0.009199734	396.14	132.17	528.31
93	231-7651	92	0.010197295	439.10	146.50	585.60
92	232-7651	71	0.007869652	338.87	113.06	451.93
96	233-7651	107	0.011859898	510.69	170.39	681.08
91	234-7651	86	0.009532254	410.46	136.95	547.41
97	235-7651	84	0.009310574	400.92	133.76	534.68
90	236-7651	84	0.009310574	400.92	133.76	534.68
89	237-7651	88	0.009753935	420.01	140.13	560.14
88	238-7651	85	0.009421414	405.69	135.35	541.04
87	239-7651	90	0.009975615	429.55	143.32	572.87
24	301-7511	86	0.009532254	410.46	136.95	547.41
23	302-7511	97	0.010751496	462.96	154.46	617.42
25	303-7511	73	0.008091332	348.41	116.25	464.66



<b>Annual Operating Fund Cont.</b>	516,721.43
<b>Annual CRF Contributions</b>	172,400.00
<b>Total Strata Fees</b>	<u>689,121.43</u>

**Total Aggregate** 9022

<b>Strata Lot</b>	<b>Unit Number</b>	<b>Unit Entitlement</b>	<b>Common Area %</b>	<b>2024 Monthly Operating Contributions</b>	<b>2024 CRF Contributions</b>	<b>2024 Total Monthly Fees</b>
29	304-7511	85	0.009421414	405.69	135.35	541.04
26	305-7511	84	0.009310574	400.92	133.76	534.68
28	306-7511	85	0.009421414	405.69	135.35	541.04
27	307-7511	85	0.009421414	405.69	135.35	541.04
71	312-7531	98	0.010862337	467.73	156.06	623.79
70	313-7531	88	0.009753935	420.01	140.13	560.14
69	314-7531	84	0.009310574	400.92	133.76	534.68
72	315-7531	85	0.009421414	405.69	135.35	541.04
68	316-7531	86	0.009532254	410.46	136.95	547.41
73	317-7531	73	0.008091332	348.41	116.25	464.66
67	318-7531	90	0.009975615	429.55	143.32	572.87
74	319-7531	82	0.009088894	391.37	130.58	521.95
66	320-7531	84	0.009310574	400.92	133.76	534.68
65	321-7531	88	0.009753935	420.01	140.13	560.14
64	322-7531	62	0.00687209	295.91	98.73	394.64
75	323-7531	109	0.012081578	520.24	173.57	693.81
63	324-7531	90	0.009975615	429.55	143.32	572.87
62	325-7531	93	0.010308136	443.87	148.09	591.96
104	329-7651	84	0.009310574	400.92	133.76	534.68
103	330-7651	92	0.010197295	439.10	146.50	585.60
102	331-7651	71	0.007869652	338.87	113.06	451.93
105	332-7651	107	0.011859898	510.69	170.39	681.08
101	333-7651	86	0.009532254	410.46	136.95	547.41
106	334-7651	84	0.009310574	400.92	133.76	534.68
100	335-7651	84	0.009310574	400.92	133.76	534.68
99	336-7651	88	0.009753935	420.01	140.13	560.14
98	337-7651	86	0.009532254	410.46	136.95	547.41
Monthly		9022	100%	43,060.29	14,366.66	57426.95
Annual				516,723.48	172,399.92	689,123.40

**Schedule A - Special Levy Hot Tub Work Levy NW2050SF**

Special Levy Gutters	36,500.00	Total Aggregate	9022
	0.00		
<b>Total</b>	<u>36,500.00</u>		

Strata Lot	Unit Number	Unit Entitlement	Common Area%	2023 Special	2023 Monthly	Total Special Levy for 2023
				Levy Contributions	CRF Contributions	
2	101-7511	83	0.009199734	335.79	0.00	335.79
3	102-7511	95	0.010529816	384.34	0.00	384.34
4	103-7511	82	0.009088894	331.74	0.00	331.74
1	104-7511	97	0.010751496	392.43	0.00	392.43
5	105-7511	73	0.008091332	295.33	0.00	295.33
11	106-7511	85	0.009421414	343.88	0.00	343.88
6	107-7511	83	0.009199734	335.79	0.00	335.79
10	108-7511	85	0.009421414	343.88	0.00	343.88
9	109-7511	88	0.009753935	356.02	0.00	356.02
8	110-7511	84	0.009310574	339.84	0.00	339.84
7	111-7511	90	0.009975615	364.11	0.00	364.11
40	112-7531	90	0.009975615	364.11	0.00	364.11
39	113-7531	63	0.006982931	254.88	0.00	254.88
38	114-7531	88	0.009753935	356.02	0.00	356.02
37	115-7531	84	0.009310574	339.84	0.00	339.84
41	116-7531	84	0.009310574	339.84	0.00	339.84
36	117-7531	84	0.009310574	339.84	0.00	339.84
42	118-7531	73	0.008091332	295.33	0.00	295.33
35	119-7531	90	0.009975615	364.11	0.00	364.11
43	120-7531	82	0.009088894	331.74	0.00	331.74
34	121-7531	84	0.009310574	339.84	0.00	339.84
44	122-7531	109	0.012081578	440.98	0.00	440.98
33	123-7531	63	0.006982931	254.88	0.00	254.88
32	124-7531	88	0.009753935	356.02	0.00	356.02
31	125-7531	64	0.007093771	258.92	0.00	258.92
30	126-7531	90	0.009975615	364.11	0.00	364.11
84	129-7651	87	0.009643095	351.97	0.00	351.97
83	130-7651	83	0.009199734	335.79	0.00	335.79
82	131-7651	92	0.010197295	372.20	0.00	372.20
81	132-7651	71	0.007869652	287.24	0.00	287.24
85	133-7651	106	0.011749058	428.84	0.00	428.84
80	134-7651	86	0.009532254	347.93	0.00	347.93
86	135-7651	82	0.009088894	331.74	0.00	331.74
79	136-7651	84	0.009310574	339.84	0.00	339.84
78	137-7651	88	0.009753935	356.02	0.00	356.02
77	138-7651	85	0.009421414	343.88	0.00	343.88
76	139-7651	90	0.009975615	364.11	0.00	364.11
13	201-7511	83	0.009199734	335.79	0.00	335.79
14	202-7511	95	0.010529816	384.34	0.00	384.34
15	203-7511	82	0.009088894	331.74	0.00	331.74
12	204-7511	97	0.010751496	392.43	0.00	392.43
16	205-7511	73	0.008091332	295.33	0.00	295.33
22	206-7511	85	0.009421414	343.88	0.00	343.88
17	207-7511	84	0.009310574	339.84	0.00	339.84
21	208-7511	85	0.009421414	343.88	0.00	343.88
20	209-7511	88	0.009753935	356.02	0.00	356.02
19	210-7511	84	0.009310574	339.84	0.00	339.84
18	211-7511	90	0.009975615	364.11	0.00	364.11
57	212-7531	90	0.009975615	364.11	0.00	364.11
56	213-7531	63	0.006982931	254.88	0.00	254.88
55	214-7531	88	0.009753935	356.02	0.00	356.02
54	215-7531	84	0.009310574	339.84	0.00	339.84
58	216-7531	85	0.009421414	343.88	0.00	343.88
53	217-7531	86	0.009532254	347.93	0.00	347.93
59	218-7531	73	0.008091332	295.33	0.00	295.33
52	219-7531	90	0.009975615	364.11	0.00	364.11
60	220-7531	82	0.009088894	331.74	0.00	331.74
51	221-7531	84	0.009310574	339.84	0.00	339.84
50	222-7531	88	0.009753935	356.02	0.00	356.02

**Schedule A - Special Levy Hot Tub Work Levy NW2050SF**

Special Levy Gutters	36,500.00	Total Aggregate	9022
	0.00		
<b>Total</b>	<u>36,500.00</u>		

Strata Lot	Unit Number	Unit Entitlement	Common Area%	2023 Special	2023 Monthly	Total Special
				Levy Contributions	CRF Contributions	
49	223-7531	62	0.00687209	250.83	0.00	250.83
61	224-7531	115	0.012746619	465.25	0.00	465.25
48	225-7531	63	0.006982931	254.88	0.00	254.88
47	226-7531	88	0.009753935	356.02	0.00	356.02
46	227-7531	64	0.007093771	258.92	0.00	258.92
45	228-7531	90	0.009975615	364.11	0.00	364.11
95	229-7651	87	0.009643095	351.97	0.00	351.97
94	230-7651	83	0.009199734	335.79	0.00	335.79
93	231-7651	92	0.010197295	372.20	0.00	372.20
92	232-7651	71	0.007869652	287.24	0.00	287.24
96	233-7651	107	0.011859898	432.89	0.00	432.89
91	234-7651	86	0.009532254	347.93	0.00	347.93
97	235-7651	84	0.009310574	339.84	0.00	339.84
90	236-7651	84	0.009310574	339.84	0.00	339.84
89	237-7651	88	0.009753935	356.02	0.00	356.02
88	238-7651	85	0.009421414	343.88	0.00	343.88
87	239-7651	90	0.009975615	364.11	0.00	364.11
24	301-7511	86	0.009532254	347.93	0.00	347.93
23	302-7511	97	0.010751496	392.43	0.00	392.43
25	303-7511	73	0.008091332	295.33	0.00	295.33
29	304-7511	85	0.009421414	343.88	0.00	343.88
26	305-7511	84	0.009310574	339.84	0.00	339.84
28	306-7511	85	0.009421414	343.88	0.00	343.88
27	307-7511	85	0.009421414	343.88	0.00	343.88
71	312-7531	98	0.010862337	396.48	0.00	396.48
70	313-7531	88	0.009753935	356.02	0.00	356.02
69	314-7531	84	0.009310574	339.84	0.00	339.84
72	315-7531	85	0.009421414	343.88	0.00	343.88
68	316-7531	86	0.009532254	347.93	0.00	347.93
73	317-7531	73	0.008091332	295.33	0.00	295.33
67	318-7531	90	0.009975615	364.11	0.00	364.11
74	319-7531	82	0.009088894	331.74	0.00	331.74
66	320-7531	84	0.009310574	339.84	0.00	339.84
65	321-7531	88	0.009753935	356.02	0.00	356.02
64	322-7531	62	0.00687209	250.83	0.00	250.83
75	323-7531	109	0.012081578	440.98	0.00	440.98
63	324-7531	90	0.009975615	364.11	0.00	364.11
62	325-7531	93	0.010308136	376.25	0.00	376.25
104	329-7651	84	0.009310574	339.84	0.00	339.84
103	330-7651	92	0.010197295	372.20	0.00	372.20
102	331-7651	71	0.007869652	287.24	0.00	287.24
105	332-7651	107	0.011859898	432.89	0.00	432.89
101	333-7651	86	0.009532254	347.93	0.00	347.93
106	334-7651	84	0.009310574	339.84	0.00	339.84
100	335-7651	84	0.009310574	339.84	0.00	339.84
99	336-7651	88	0.009753935	356.02	0.00	356.02
98	337-7651	86	0.009532254	347.93	0.00	347.93
		9022	100%	36,500.00	0.00	36,500.00

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

Special Levy Carpet	57,726.16	Total Aggregate	9022
Cost - Interest	38,458.54		
Total Refund	<u>19,267.62</u>		

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2019 Special Levy Contributions	2019 Monthly CRF Contributions	Total Special Levy Refund
2	101-7511	83	0.009199734	531.07	0.00	177.26
3	102-7511	95	0.010529816	607.85	0.00	202.88
4	103-7511	82	0.009088894	524.67	0.00	175.12
1	104-7511	97	0.010751496	620.64	0.00	207.16
5	105-7511	73	0.008091332	467.08	0.00	155.90
11	106-7511	85	0.009421414	543.86	0.00	181.53
6	107-7511	83	0.009199734	531.07	0.00	177.26
10	108-7511	85	0.009421414	543.86	0.00	181.53
9	109-7511	88	0.009753935	563.06	0.00	187.94
8	110-7511	84	0.009310574	537.46	0.00	179.39
7	111-7511	90	0.009975615	575.85	0.00	192.21
40	112-7531	90	0.009975615	575.85	0.00	192.21
39	113-7531	63	0.006982931	403.10	0.00	134.54
38	114-7531	88	0.009753935	563.06	0.00	187.94
37	115-7531	84	0.009310574	537.46	0.00	179.39
41	116-7531	84	0.009310574	537.46	0.00	179.39
36	117-7531	84	0.009310574	537.46	0.00	179.39
42	118-7531	73	0.008091332	467.08	0.00	155.90
35	119-7531	90	0.009975615	575.85	0.00	192.21
43	120-7531	82	0.009088894	524.67	0.00	175.12
34	121-7531	84	0.009310574	537.46	0.00	179.39
44	122-7531	109	0.012081578	697.42	0.00	232.78
33	123-7531	63	0.006982931	403.10	0.00	134.54
32	124-7531	88	0.009753935	563.06	0.00	187.94
31	125-7531	64	0.007093771	409.50	0.00	136.68
30	126-7531	90	0.009975615	575.85	0.00	192.21
84	129-7651	87	0.009643095	556.66	0.00	185.80
83	130-7651	83	0.009199734	531.07	0.00	177.26
82	131-7651	92	0.010197295	588.65	0.00	196.48
81	132-7651	71	0.007869652	454.28	0.00	151.63
85	133-7651	106	0.011749058	678.23	0.00	226.38
80	134-7651	86	0.009532254	550.26	0.00	183.66
86	135-7651	82	0.009088894	524.67	0.00	175.12
79	136-7651	84	0.009310574	537.46	0.00	179.39

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

Special Levy Carpet	57,726.16	Total Aggregate	9022
Cost - Interest	38,458.54		
Total Refund	<u>19,267.62</u>		

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2019 Special Levy Contributions	2019 Monthly CRF Contributions	Total Special Levy Refund
78	137-7651	88	0.009753935	563.06	0.00	187.94
77	138-7651	85	0.009421414	543.86	0.00	181.53
76	139-7651	90	0.009975615	575.85	0.00	192.21
13	201-7511	83	0.009199734	531.07	0.00	177.26
14	202-7511	95	0.010529816	607.85	0.00	202.88
15	203-7511	82	0.009088894	524.67	0.00	175.12
12	204-7511	97	0.010751496	620.64	0.00	207.16
16	205-7511	73	0.008091332	467.08	0.00	155.90
22	206-7511	85	0.009421414	543.86	0.00	181.53
17	207-7511	84	0.009310574	537.46	0.00	179.39
21	208-7511	85	0.009421414	543.86	0.00	181.53
20	209-7511	88	0.009753935	563.06	0.00	187.94
19	210-7511	84	0.009310574	537.46	0.00	179.39
18	211-7511	90	0.009975615	575.85	0.00	192.21
57	212-7531	90	0.009975615	575.85	0.00	192.21
56	213-7531	63	0.006982931	403.10	0.00	134.54
55	214-7531	88	0.009753935	563.06	0.00	187.94
54	215-7531	84	0.009310574	537.46	0.00	179.39
58	216-7531	85	0.009421414	543.86	0.00	181.53
53	217-7531	86	0.009532254	550.26	0.00	183.66
59	218-7531	73	0.008091332	467.08	0.00	155.90
52	219-7531	90	0.009975615	575.85	0.00	192.21
60	220-7531	82	0.009088894	524.67	0.00	175.12
51	221-7531	84	0.009310574	537.46	0.00	179.39
50	222-7531	88	0.009753935	563.06	0.00	187.94
49	223-7531	62	0.00687209	396.70	0.00	132.41
61	224-7531	115	0.012746619	735.81	0.00	245.60
48	225-7531	63	0.006982931	403.10	0.00	134.54
47	226-7531	88	0.009753935	563.06	0.00	187.94
46	227-7531	64	0.007093771	409.50	0.00	136.68
45	228-7531	90	0.009975615	575.85	0.00	192.21
95	229-7651	87	0.009643095	556.66	0.00	185.80
94	230-7651	83	0.009199734	531.07	0.00	177.26
93	231-7651	92	0.010197295	588.65	0.00	196.48

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

Special Levy Carpet	57,726.16	Total Aggregate	9022
Cost - Interest	38,458.54		
Total Refund	<u>19,267.62</u>		

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2019 Special Levy Contributions	2019 Monthly CRF Contributions	Total Special Levy Refund
92	232-7651	71	0.007869652	454.28	0.00	151.63
96	233-7651	107	0.011859898	684.63	0.00	228.51
91	234-7651	86	0.009532254	550.26	0.00	183.66
97	235-7651	84	0.009310574	537.46	0.00	179.39
90	236-7651	84	0.009310574	537.46	0.00	179.39
89	237-7651	88	0.009753935	563.06	0.00	187.94
88	238-7651	85	0.009421414	543.86	0.00	181.53
87	239-7651	90	0.009975615	575.85	0.00	192.21
24	301-7511	86	0.009532254	550.26	0.00	183.66
23	302-7511	97	0.010751496	620.64	0.00	207.16
25	303-7511	73	0.008091332	467.08	0.00	155.90
29	304-7511	85	0.009421414	543.86	0.00	181.53
26	305-7511	84	0.009310574	537.46	0.00	179.39
28	306-7511	85	0.009421414	543.86	0.00	181.53
27	307-7511	85	0.009421414	543.86	0.00	181.53
71	312-7531	98	0.010862337	627.04	0.00	209.29
70	313-7531	88	0.009753935	563.06	0.00	187.94
69	314-7531	84	0.009310574	537.46	0.00	179.39
72	315-7531	85	0.009421414	543.86	0.00	181.53
68	316-7531	86	0.009532254	550.26	0.00	183.66
73	317-7531	73	0.008091332	467.08	0.00	155.90
67	318-7531	90	0.009975615	575.85	0.00	192.21
74	319-7531	82	0.009088894	524.67	0.00	175.12
66	320-7531	84	0.009310574	537.46	0.00	179.39
65	321-7531	88	0.009753935	563.06	0.00	187.94
64	322-7531	62	0.00687209	396.70	0.00	132.41
75	323-7531	109	0.012081578	697.42	0.00	232.78
63	324-7531	90	0.009975615	575.85	0.00	192.21
62	325-7531	93	0.010308136	595.05	0.00	198.61
104	329-7651	84	0.009310574	537.46	0.00	179.39
103	330-7651	92	0.010197295	588.65	0.00	196.48
102	331-7651	71	0.007869652	454.28	0.00	151.63
105	332-7651	107	0.011859898	684.63	0.00	228.51
101	333-7651	86	0.009532254	550.26	0.00	183.66

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

Special Levy Carpet	57,726.16	Total Aggregate	<u>9022</u>
Cost - Interest	<u>38,458.54</u>		
Total Refund	<u>19,267.62</u>		

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2019 Special Levy Contributions	2019 Monthly CRF Contributions	Total Special Levy Refund
106	334-7651	84	0.009310574	537.46	0.00	179.39
100	335-7651	84	0.009310574	537.46	0.00	179.39
99	336-7651	88	0.009753935	563.06	0.00	187.94
98	337-7651	86	0.009532254	550.26	0.00	183.66
		9022	100%	57,726.16	0.00	19,267.62

## Special Levy Hot Water Boiler Replacement Building A - NW2050

<b>Special Levy Gutters</b>	19,267.62	<b>Total Aggregate</b>	<u>9022</u>
	<u>0.00</u>		
<b>Total</b>	<u><u>19,267.62</u></u>		

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2023 Special	2023 Monthly	Total Special
				Levy Contributions	CRF Contributions	
2	101-7511	83	0.009199734	177.26	0.00	177.26
3	102-7511	95	0.010529816	202.88	0.00	202.88
4	103-7511	82	0.009088894	175.12	0.00	175.12
1	104-7511	97	0.010751496	207.16	0.00	207.16
5	105-7511	73	0.008091332	155.90	0.00	155.90
11	106-7511	85	0.009421414	181.53	0.00	181.53
6	107-7511	83	0.009199734	177.26	0.00	177.26
10	108-7511	85	0.009421414	181.53	0.00	181.53
9	109-7511	88	0.009753935	187.94	0.00	187.94
8	110-7511	84	0.009310574	179.39	0.00	179.39
7	111-7511	90	0.009975615	192.21	0.00	192.21
40	112-7531	90	0.009975615	192.21	0.00	192.21
39	113-7531	63	0.006982931	134.54	0.00	134.54
38	114-7531	88	0.009753935	187.94	0.00	187.94
37	115-7531	84	0.009310574	179.39	0.00	179.39
41	116-7531	84	0.009310574	179.39	0.00	179.39
36	117-7531	84	0.009310574	179.39	0.00	179.39
42	118-7531	73	0.008091332	155.90	0.00	155.90
35	119-7531	90	0.009975615	192.21	0.00	192.21
43	120-7531	82	0.009088894	175.12	0.00	175.12
34	121-7531	84	0.009310574	179.39	0.00	179.39
44	122-7531	109	0.012081578	232.78	0.00	232.78
33	123-7531	63	0.006982931	134.54	0.00	134.54
32	124-7531	88	0.009753935	187.94	0.00	187.94
31	125-7531	64	0.007093771	136.68	0.00	136.68
30	126-7531	90	0.009975615	192.21	0.00	192.21
84	129-7651	87	0.009643095	185.80	0.00	185.80
83	130-7651	83	0.009199734	177.26	0.00	177.26
82	131-7651	92	0.010197295	196.48	0.00	196.48
81	132-7651	71	0.007869652	151.63	0.00	151.63
85	133-7651	106	0.011749058	226.38	0.00	226.38
80	134-7651	86	0.009532254	183.66	0.00	183.66
86	135-7651	82	0.009088894	175.12	0.00	175.12
79	136-7651	84	0.009310574	179.39	0.00	179.39
78	137-7651	88	0.009753935	187.94	0.00	187.94
77	138-7651	85	0.009421414	181.53	0.00	181.53



## Special Levy Hot Water Boiler Replacement Building A - NW2050

<b>Special Levy Gutters</b>	19,267.62	<b>Total Aggregate</b>	<u>9022</u>
	<u>0.00</u>		
<b>Total</b>	<u><u>19,267.62</u></u>		

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2023 Special	2023 Monthly	Total Special
				Levy Contributions	CRF Contributions	
76	139-7651	90	0.009975615	192.21	0.00	192.21
13	201-7511	83	0.009199734	177.26	0.00	177.26
14	202-7511	95	0.010529816	202.88	0.00	202.88
15	203-7511	82	0.009088894	175.12	0.00	175.12
12	204-7511	97	0.010751496	207.16	0.00	207.16
16	205-7511	73	0.008091332	155.90	0.00	155.90
22	206-7511	85	0.009421414	181.53	0.00	181.53
17	207-7511	84	0.009310574	179.39	0.00	179.39
21	208-7511	85	0.009421414	181.53	0.00	181.53
20	209-7511	88	0.009753935	187.94	0.00	187.94
19	210-7511	84	0.009310574	179.39	0.00	179.39
18	211-7511	90	0.009975615	192.21	0.00	192.21
57	212-7531	90	0.009975615	192.21	0.00	192.21
56	213-7531	63	0.006982931	134.54	0.00	134.54
55	214-7531	88	0.009753935	187.94	0.00	187.94
54	215-7531	84	0.009310574	179.39	0.00	179.39
58	216-7531	85	0.009421414	181.53	0.00	181.53
53	217-7531	86	0.009532254	183.66	0.00	183.66
59	218-7531	73	0.008091332	155.90	0.00	155.90
52	219-7531	90	0.009975615	192.21	0.00	192.21
60	220-7531	82	0.009088894	175.12	0.00	175.12
51	221-7531	84	0.009310574	179.39	0.00	179.39
50	222-7531	88	0.009753935	187.94	0.00	187.94
49	223-7531	62	0.00687209	132.41	0.00	132.41
61	224-7531	115	0.012746619	245.60	0.00	245.60
48	225-7531	63	0.006982931	134.54	0.00	134.54
47	226-7531	88	0.009753935	187.94	0.00	187.94
46	227-7531	64	0.007093771	136.68	0.00	136.68
45	228-7531	90	0.009975615	192.21	0.00	192.21
95	229-7651	87	0.009643095	185.80	0.00	185.80
94	230-7651	83	0.009199734	177.26	0.00	177.26
93	231-7651	92	0.010197295	196.48	0.00	196.48
92	232-7651	71	0.007869652	151.63	0.00	151.63
96	233-7651	107	0.011859898	228.51	0.00	228.51
91	234-7651	86	0.009532254	183.66	0.00	183.66
97	235-7651	84	0.009310574	179.39	0.00	179.39

## Special Levy Hot Water Boiler Replacement Building A - NW2050

<b>Special Levy Gutters</b>	19,267.62	<b>Total Aggregate</b>	<u>9022</u>
	<u>0.00</u>		
<b>Total</b>	<u><u>19,267.62</u></u>		

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2023 Special	2023 Monthly	Total Special
				Levy Contributions	CRF Contributions	
90	236-7651	84	0.009310574	179.39	0.00	179.39
89	237-7651	88	0.009753935	187.94	0.00	187.94
88	238-7651	85	0.009421414	181.53	0.00	181.53
87	239-7651	90	0.009975615	192.21	0.00	192.21
24	301-7511	86	0.009532254	183.66	0.00	183.66
23	302-7511	97	0.010751496	207.16	0.00	207.16
25	303-7511	73	0.008091332	155.90	0.00	155.90
29	304-7511	85	0.009421414	181.53	0.00	181.53
26	305-7511	84	0.009310574	179.39	0.00	179.39
28	306-7511	85	0.009421414	181.53	0.00	181.53
27	307-7511	85	0.009421414	181.53	0.00	181.53
71	312-7531	98	0.010862337	209.29	0.00	209.29
70	313-7531	88	0.009753935	187.94	0.00	187.94
69	314-7531	84	0.009310574	179.39	0.00	179.39
72	315-7531	85	0.009421414	181.53	0.00	181.53
68	316-7531	86	0.009532254	183.66	0.00	183.66
73	317-7531	73	0.008091332	155.90	0.00	155.90
67	318-7531	90	0.009975615	192.21	0.00	192.21
74	319-7531	82	0.009088894	175.12	0.00	175.12
66	320-7531	84	0.009310574	179.39	0.00	179.39
65	321-7531	88	0.009753935	187.94	0.00	187.94
64	322-7531	62	0.00687209	132.41	0.00	132.41
75	323-7531	109	0.012081578	232.78	0.00	232.78
63	324-7531	90	0.009975615	192.21	0.00	192.21
62	325-7531	93	0.010308136	198.61	0.00	198.61
104	329-7651	84	0.009310574	179.39	0.00	179.39
103	330-7651	92	0.010197295	196.48	0.00	196.48
102	331-7651	71	0.007869652	151.63	0.00	151.63
105	332-7651	107	0.011859898	228.51	0.00	228.51
101	333-7651	86	0.009532254	183.66	0.00	183.66
106	334-7651	84	0.009310574	179.39	0.00	179.39
100	335-7651	84	0.009310574	179.39	0.00	179.39
99	336-7651	88	0.009753935	187.94	0.00	187.94
98	337-7651	86	0.009532254	183.66	0.00	183.66
		9022	100%	19,267.62	0.00	19,267.62

## **RESOLUTION “A”**

### **¾ VOTE RESOLUTIONS OF THE OWNERS, STRATA PLAN NW2050 TO APPROVE THE PURCHASE OF PERSONAL PROPERTY, EXPENDITURE FROM CONTINGENCY RESERVE FUND FOR THE PURCHASE AND INSTALLATION OF SURVEILLANCE CAMERAS, APPROVAL OF SIGNIFICANT CHANGE IN THE USE AND/OR APPEARANCE OF COMMON PROPERTY, AND ADOPTION OF SURVEILLANCE BYLAW (Section 71, 82, 96(b)(i)(B) and 128 of the *Strata Property Act*)**

**BE IT RESOLVED** by a ¾ vote of The Owners, Strata Plan NW 2050 (the “**Strata Corporation**”) that:

1. Pursuant to section 82 of the *Strata Property Act* (the “**Act**”), the Strata Corporation is authorized to purchase personal property consisting of surveillance camera in the following locations:

- (a) Entrance driveway located inside the strata plan;
- (b) Outdoor parking area for visitor/tenant that is set back inside the strata plan; and
- (c) Outdoor pool area located within the strata plan

(collectively, the “**Surveillance Cameras**”).

2. Pursuant to section 96(b)(i)(B) of the Act, the Strata Corporation is authorized to expend from the contingency reserve fund an amount not to exceed FIVE THOUSAND DOLLARS (\$5,000.00) for the purpose of purchasing and installing the new Surveillance Cameras; and

3. Pursuant to section 128 of the Act, the following bylaws be adopted as bylaws of the Strata Corporation:

#### ***41.0 Security Measures***

*41.1 Closed circuit television and video surveillance are installed in the common areas of the complex as set out in the rules of the strata corporation adopted from time to time.*

*The system operates 24 hours a day and the strata corporation collects data from the closed circuit television and video surveillance.*

*41.2 The video files will be used only for the purposes of law enforcement, protection of the safety and security of the building and its owners, tenants and occupants, and/or for such other purposes as permitted under the *Personal Information Protection Act*, S.B.C. 2003, c. 63, as amended*

*41.3 The data from the surveillance cameras will be held and used as follows:*

- (a) It will be stored on a dedicated computer located securely in the site administrator’s office room. The computer will be password protected and will only be accessible to strata council members;*
- (b) It will be held for a period of 90 days from the date of recording, which period may be extended for those files required for law enforcement and/or the protection of the safety and security of the building and its owners, tenants or occupants or as otherwise permitted by law;*

*(c) It will be reviewed and disclosed as follows:*

- i. Law enforcement in accordance with bylaw 41.2;*
- ii. The strata council members in accordance with bylaw 41.3; or*
- iii. In the event of an incident in which they are involved or affected, an owner, tenant or occupant may request a copy of the applicable video file and the personal information of the requesting owner, tenant or occupant may be reviewed by or disclosed to the requesting owner, tenant or occupant in accordance with PIPA.*

*41.4 In installing and/or maintaining the system described herein, the strata corporation makes no representations or guarantees that any of the systems will be fully operational at all time. The strata corporation is not responsible or liable to any owner, tenant, occupant or visitor in any capacity (including a failure to maintain, repair, replace, locate or monitor any of the systems, whether arising from negligence or otherwise) for personal security or personal property in any area monitored by any of the systems.*

*41.4 An owner, tenant, or occupant must not do anything to damage or interfere with the surveillance camera systems.*

**END OF RESOLUTION**

## **RESOLUTION “B”**

### **¾ VOTE RESOLUTION OF THE OWNERS, STRATA PLAN NW2050 AUTHORIZATION TO APPROVE SPECIAL LEVY FOR HOT TUB REPAIRS (Section 96 and 108 of the *Strata Property Act*)**

#### **WHEREAS:**

- A. The strata corporation known as The Owners, Strata Plan NW2050 (the “**Strata Corporation**”) requires funds in order to undertake a renewal of the hot tub located in the pool area (the “**Hot Tub Work**”) with the scope of the Hot Tub Work to be determined by the strata council, in its discretion;
- B. The Hot Tub Work is anticipated to cost up to \$50,000.00 of which NW2050’s share would be \$36,500.00;
- C. The Strata Corporation would like to fund the Hot Tub Work by way of a special levy;
- D. If this resolution does not pass the hot tub located in the pool area will have to be permanently closed for use for the foreseeable future until funds are raised to pay for the Hot Tub Work;
- E. Pursuant to section 108 of the *Strata Property Act* (the “**Act**”), a strata corporation may impose on the owners a special levy if first approved by a resolution passed by a ¾ vote at an annual or special general meeting; and
- F. Pursuant to section 96 of the Act, a strata corporation may expend funds from the contingency reserve fund (the “**CRF**”) if first approved by a resolution passed at an annual or special general meeting.

#### **BE IT RESOLVED** by a ¾ vote of the Strata Corporation that:

- (a) Pursuant to section 108 of the Act:
  - i. the Strata Corporation is authorized to impose a levy on the strata lots comprising the Strata Corporation in proportion to unit entitlement of each strata lot and in amounts shown opposite each strata lot in **Schedule A** (attached hereto and forming part of this resolution), an amount of up to \$36,500.00 (the “**Hot Tub Work Levy**”) to pay for the Hot Tub Work;
  - ii. each strata lot’s share of the Hot Tub Work is payable immediately upon the passage of this resolution but for the convenience only of owners’ payments may be made in one convenience payments on or by 2024, as set out in the attached Schedule A. However, in the event of a sale of a strata lot before a for convenience payment date, the registered owner as of the date of the passage of this resolution is responsible for the payment of the said levy;

- iii. pending the Strata Corporation's receipt of the Hot Tub Work Levy monies from the owners, the Strata Corporation may borrow an amount not to exceed \$50,000.00 from the CRF to assist with project cash flow, which amount is to be repaid as owner contributions to the Hot Tub Work Levy are received by the Strata Corporation; and
- iv. in the event that an owner fails to pay their strata lot's share of the Hot Tub Work Levy on or by the last for convenience payment date, the owner must pay interest on any such arrears, commencing on the date after the last for convenience payment date until the date of payment at a rate of 10% per annum, compounded annually.

## **END OF RESOLUTION**

**Note 1:** In the event that an owner fails to pay the special levy by the due date(s), the strata council may proceed to take any available steps to collect the arrears, including the filing of a lien against the property and commencing proceedings in BC Supreme Court to sell the strata lot under sections 116 and 117 of the *Strata Property Act*.

**Note 2:** In accordance with section 108(5) of the Act, any surplus funds from the special levy will be returned to the owners.

**RESOLUTION “C”**

**¾ VOTE RESOLUTION OF  
THE OWNERS, STRATA PLAN NW2050  
AUTHORIZATION TO APPROVE SPECIAL LEVY FOR HOT WATER SYSTEM REPAIRS  
(Section 108 of the *Strata Property Act*)**

**WHEREAS:**

- G. The strata corporation known as The Owners, Strata Plan NW2050 (the “**Strata Corporation**”) requires funds in order to replace the hot water boiler in Building A 7511 as it is no longer functioning with a high efficiency hot water system (the “**Boiler Work**”) with the scope of the Boiler Work to be determined by the strata council, in its discretion;
- H. The Boiler Work is anticipated to cost up to \$50,000.00 (the “**Boiler Work Costs**”);
- I. At the general meeting held on December 7, 2022, the owners approved a ¾ vote resolution to impose a special levy on the owners in the amount of \$57,772.09 (the “**Gutter Work Levy**”) for the gutter, fascia boards, and soffits and repair all gaps in the mansard roofs in the non-remediated sections of Building B and C (the “**Gutter Work**”);
- J. The Gutter Work has been completed and approximately \$19,267.62 from the Gutter Work Levy remained unspent;
- K. The Strata Corporation would like to fund the Boiler Work Costs as follows:
  - (a) by way of the Gutter Work Levy; and
  - (b) The balance by way of the Contingency Reserve Fund (**CRF**).
- L. Pursuant to section 108 of the *Strata Property Act* (the “**Act**”), a strata corporation may impose on the owners a special levy if first approved by a resolution passed by a ¾ vote at an annual or special general meeting; and
- M. Pursuant to section 96 of the Act, a strata corporation may expend funds from the contingency reserve fund (the “**CRF**”) if first approved by a resolution passed at an annual or special general meeting.

**BE IT RESOLVED** by a ¾ vote of the Strata Corporation that,

- (a) the Strata Corporation is authorized to use the \$19,267.62 from the Gutter Levy, which would have otherwise been credited on the owner’s statement of account to pay for the Boiler Work; and
- (b) the Strata Corporation is authorized to expend funds from the **CRF** to pay the rest of the cost of the **Boiler Work**, pursuant to section 96 of the Act.

**END OF RESOLUTION**

## **INSTRUCTION FOR COMPLETING A PROXY**

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

## **CO-OWNERS**

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

## **PROXIES MAY BE:**

Brought to the meeting in person by the appointee;

Mailed to:

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

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

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

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

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

**7:00 PM IN PERSON BY WEDNESDAY, NOVEMBER 28, 2023.**



## 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 28, 2023

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

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

\_\_\_\_\_  
OWNERS SIGNATURE

\_\_\_\_\_  
OWNERS SIGNATURE

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

**CYPRESS POINT RAFFLE**

DATE: NOVEMBER 28, 2023

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 #:\_\_\_\_\_