

NOTICE OF
ANNUAL GENERAL MEETING

CYPRESS POINT ABC
STRATA PLAN NW 2050

Thursday, December 4, 2014

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

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

Notice of Meeting Package dated November 13, 2014

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

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

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

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

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

You may drop off your Proxy to the Cypress Office or fax it to 604 279-1553 by no later than 4:00PM December 4, 2014.

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 2014
CYPRESS POINT ABC
STRATA PLAN NW 2050

Gordon Farrell
President

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

Aviva Levin
Vice President

Phone: 604 831-8487
Email: aviva.levin@gmail.com

Carole Borthwick
Treasurer

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

Terry Ash
Security

Phone: 778 297-4567
Email: terryash67@gmail.com

Lindsay Armstrong

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

Michal Harrison
Fire

Phone: 604 369-8895
Email: michal.harrison@outlook.com

Felix Zhang

Phone: 778 297-1357
Email: felix1999@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
Administrator: Corinne Inglis

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

Cypress Website is: http://www3.telus.net/public/NW2050/ Password for the minutes is their date in numeric form. eg. August 16, 2014.pdf is 160814

2014 Strata NW2050 – Cypress Point - President's Message

2014:

One of our major expenditures for 2014 was the repair and painting of various exterior building areas. This was needed to protect the exterior envelope of the buildings and/or improve any bad cosmetic appearances. This undertaking was both physically and financially challenging when you consider the size/height of all of the three of our buildings. Our strata administrator did a great job of handling the contractors' who were onsite.

2015:

The strata administrator and council are constantly looking at our long term future needs and analyzing this against our annual financial flows. We are always hopeful about avoiding any unforeseen and unplanned larger scale repairs that are urgent. Expensive emergencies greatly affect the ability to maintain a planned budget for our future needs. Regular monthly maintenance items are not usually compromised. However, larger scale planning for expensive jobs often need to be put off until the appropriate amount of funds is once again available. One item on our wish list is to replace the 30+ year old carpets in our buildings, but again we will have to try and budget this for a future year.

The aging copper piping in our buildings is currently our largest financial planning issue. The main building lines are beginning to have leakage problems. There are several expensive options. Some options require engineering, various types of replacement pipe material options and drywall/painting work. In the past we have replaced some copper lines with new copper lines only to find them having issues again after about seven to ten years. We have learned that the copper and iron components break down in the (Vancouver) water and then provide food for the growth of a bio-film bacteria that will slowly eat the copper pipe. This bacteria is harmful to the pipes, but not us.

In Calgary and Edmonton this is not an issue because the natural hard water minerals in their water source form a hard microscopic protective film inside the copper plumbing. Vancouver Water is pure, soft rain water collected in reservoirs and then chlorinated and fed into our taps. The water is extremely soft with no natural hard water minerals to coat and protect the inside of the copper pipes against corrosion and pinhole leaks. Additionally, the "pH" of Vancouver water can be less than ideal. The city manages our water for safety and ensures a high quality of drinking water, but it doesn't protect against the corrosive effects of soft water on plumbing pipes. City water in a condo property that is 100% soft, low in alkalinity, high in dissolved oxygen can slowly erode cooper pipes resulting in expensive plumbing failure in as little as six to ten years.

Please review your AGM (Annual General Meeting) package prior to the meeting. We will be starting at exactly 7:00 PM. Tony Gioventu, Executive Director of CHOA, will be chairing the AGM. If you are unable to attend, this package has a proxy form that can be filled out and given to the Strata Council to be included in the voting at the AGM.

Gordon Farrell, President, Strata NW2050 – Cypress Point

2014 Treasurer's Message

We are very pleased to report that CrossRoads Management Ltd. is doing a great job of looking after our financials. We've been with them for over a year now and are happy with the job they are doing for us.

At the moment, the exteriors of our buildings are in good shape. The roofs have been inspected and repaired. The repair and replacement of wood in the remediated sections of some of the bay windows, along with the painting and caulking of all buildings are now complete as well as the replacement of roof top deck tiles that had paint dripped on them. We are in the process, also, of fixing up wood windows in the un-remediated parts of our buildings. This will have been completed by our AGM. All of these steps should buy us some time to save up for completing the rain-screening of the un-remediated areas of Buildings B and C. With this in mind, we have increased the future remediation portion of the CRF from \$50,000 in 2014 to \$75,000 in 2015 and because of the extensive repairs and maintenance that have been completed on the exteriors of our buildings this year we have decreased the exterior building portion of the CRF from \$25,000 in 2014 to \$10,000 in 2015.

Even though we were over budget with unexpected lawyer's fees that we encountered during the foreclosure of one of our suites, it was offset by being under budget in a few other areas. That being said, it looks like we will have a deficit in our Operating Fund at the end of the year.

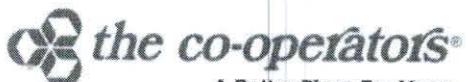
In 2015, we will begin fixing the plumbing problem in Bldg. B's hot and cold water pipes that run inside the ceiling along the corridor on the first floor. We have narrowed our choices down to two systems which we will be presenting at the AGM. We will continue to upgrade the piping in the kitchens and bathrooms of individual suites when owners are renovating.

As Gord mentioned in his message, the carpets in all three of our buildings are getting threadbare and worn. The projected cost to replace the carpeting is approximately \$100,000 for all three buildings. Depending on which route we take for re-piping, we could start replacing the carpets as early as 2016.

We were finally sent a completed copy of our Depreciation Report which, in our opinion, still contains errors. The Depreciation Report is posted on our website along with a list of corrections. As projects are completed, they are added to a list that our strata administrator has in the office and then they are posted online in order to keep the Depreciation Report and subsequent work, up to date.

We don't foresee any major problems cropping up in 2015 and are hoping that the year goes by smoothly.

Carole Borthwick
Treasurer - NW2050



A Better Place For You®

COMMERCIAL RENEWAL CERTIFICATE - CREATED ON 17 JUN 2014

Co-operators General Insurance Company (hereinafter called the insurer)

RETAIN THIS DOCUMENT FOR YOUR RECORDS

PAGE 01 of 02

YOUR AGENT/SERVICE OFFICE IS: HAMILTON INS SERV BC TELE: 604-874-4476 806 WEST 6TH AVE VANCOUVER BC		23140	POLICY NUMBER 008658839	POLICY PERIOD From 30 APR 2014 To 30 APR 2015 Day/Month/Year
ALL TIMES ARE LOCAL TIMES AT THE INSURED'S POSTAL ADDRESS				
YOUR POLICY EXPIRES ON 30 APR 2015 12:01 A.M. LOCAL TIME.				
MAIL TO OWNERS OF STRATA PLAN NW 2050 CYPRESS POINT ABC 338-7651 MINORU BLVD		NAME INSURED(S) OWNERS OF STRATA PLAN NW 2050 CYPRESS POINT ABC		
RICHMOND BC V6Y 1Z3				

COVERAGE SUMMARY	RIDER #	% CO-IN	\$ DEDUCTIBLE	\$ LIMIT	\$ PREMIUM
INSURED LOCATION: - 7511, 7531, 7651 MINORU BOULEVARD RICHMOND					
PROPERTY INSURING AGREEMENTS & EXCLUSIONS FORM NO. AB APPLICABLE TO ALL COVERAGES OF THIS PROPERTY SECTION					
ALL PROPERTY EXCLUDING ALL LOSSES ARISING FROM CRANE TOILETS CONDOMINIUM BUILDING EXTENSION B-013(A) 90 2500 22,459,800 WATER DAMAGE DEDUCTIBLE B-1(E) 10000 250,000 INCLUDED ILLEGAL DRUG OPERATIONS EXCLUSIO AB-38 INCLUDED SEWER BACK UP B-1(J) 10000 EARTHQUAKE AB-10 20% EARTHQUAKE DEDUCTIBLE CGE20 INCLUDED FLOOD AB-100 25000 GLASS E-1 1000					
CRIME CRIME STANDARD CONDITIONS FORM NO. C APPLICABLE TO ALL COVERAGES OF THIS SECTION					
DISHONESTY, DISAPPEARANCE C-7 500 COMMERCIAL BLANKET BOND SEC-1A 500 10,000 MONEY & SECURITIES-INSIDE SEC-II 500 5,000 MONEY & SECURITIES-OUTSIDE SEC-III 500 5,000 MONEY ORDERS/COUNTERF'T CURRENCY SEC-IV 500 5,000 DEPOSITORS FORGERY COVERAGE SEC-V 500 5,000 MONEY & SECURITIES-REDUCED LIMIT C-7(B) 500 1,000					
BOILER EQUIPMENT BREAKDOWN INSURANCE INCLUDING AIR-CONDITIONING F-08 2500 22,459,800					
ACCIDENT BLANKET ACCIDENT INSURANCE INSURING AGREEMENT I & II F-9 200,000 ALL POSITIONS WEEKLY INDEMNITY \$400 BLANKET MEDICAL REIMBURSEMENT \$25,000 AGGREGATE LIMIT 5,000,000					
MINIMUM RETAINED PREMIUM: \$					► \$

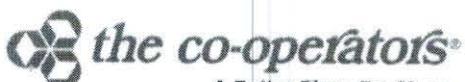
THIS POLICY IS NOT VALID UNLESS COUNTERSIGNED BY AN AUTHORIZED REPRESENTATIVE OF
THE INSURER.

SIGNATURE OF AUTHORIZED REPRESENTATIVE:

SECRETARY

GC0X0F

THIS POLICY CONTAINS A CLAUSE(S) WHICH MAY LIMIT THE AMOUNT PAYABLE



A Better Place For You®

Co-operators General Insurance Company (hereinafter called the insurer)

COMMERCIAL RENEWAL CERTIFICATE - CREATED ON 17 JUN 2014

RETAIN THIS DOCUMENT FOR YOUR RECORDS

PAGE 02 of 02

YOUR AGENT/SERVICE OFFICE IS: HAMILTON INS SERV BC TELE: 604-874-4476 806 WEST 6TH AVE VANCOUVER BC		23140	POLICY NUMBER 008658839	POLICY PERIOD From 30 APR 2014 To 30 APR 2015 Day/Month/Year
MAIL TO OWNERS OF STRATA PLAN NW 2050 CYPRESS POINT ABC 338-7651 MINORU BLVD		V5Z 1A6	All Times Are Local Times At The Insured's Postal Address YOUR POLICY EXPIRES ON 30 APR 2015 12:01 A.M. LOCAL TIME.	
RICHMOND BC V6Y 1Z3			NAME INSURED(S) OWNERS OF STRATA PLAN NW 2050 CYPRESS POINT ABC	

COVERAGE SUMMARY	RIDER #	% CO-IN	\$ DEDUCTIBLE	\$ LIMIT	\$ PREMIUM
TOTAL PREMIUM - THIS LOCATION:					50541.00
LIABILITY - ALL LOCATIONS					
COMMERCIAL GENERAL LIABILITY	D-1				
BODILY INJURY & PROPERTY DAMAGE	COV A		1000	5,000,000	
AGGREGATE LIMIT 5,000,000					
PERSONAL INJURY	COV B			5,000,000	
MEDICAL EXPENSES	COV C			10,000	
TENANTS LEGAL LIABILITY	COV D		1000	250,000	
NON-OWNED AUTO	D-6			1,000,000	
D & O LIABILITY ENTITY FORM EST 5 DIRECTORS	D-23		1000	5,000,000	
D & O AMENDMENT END CONDO DIRECTORS & OFFICERS	D-23(H) D-23(C)			INCLUDED INCLUDED	
PREMIUM FOR LIABILITY:					1850.00
MINIMUM RETAINED PREMIUM: \$	350				
				TOTAL PREMIUM ►	\$ 52391.00

THIS POLICY IS NOT VALID UNLESS COUNTERSIGNED BY AN AUTHORIZED REPRESENTATIVE OF
THE INSURER.

SIGNATURE OF AUTHORIZED REPRESENTATIVE:

SECRETARY

GCOXOF

THIS POLICY CONTAINS A CLAUSE(S) WHICH MAY LIMIT THE AMOUNT PAYABLE

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

AGENDA

- 1) Call to Order
- 2) Certification of Proxies
- 3) Notice of Quorum
- 4) Proof of Notice of Meeting or Waiver of Notice
- 5) Introduction of the Head Table - Tony Gioventu, Exec Director of CHOA
Gerry Blanchard, President, CrossRoads
Richard Lobb, Hytec Water Mgmt.
- 6) Approval of December 4, 2013 Annual General Meeting Minutes
- 7) * Presidents Report for 2014 (included in AGM Package)
* Treasurer's Report for 2014 (included in AGM Package)
*Approval of the Proposed 2015 Cypress Point Operating Budget
*Presentation of the 2015 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)
- 8) Special Resolutions
 - A. Presentation and Approval of the Disposition of the 2014 year end and accumulated funds re Cypress Operating Account surplus/deficit.
 - B. Presentation and Approval to amend the Bylaws regarding the number of People allowed per suite.
 - C. Presentation and Approval to amend the Bylaws regarding the subletting of suites.
 - D. Presentation and Approval to amend the pool rules Bylaw.
 - E. Presentation and Approval to amend the Bylaws re children's hours at the pool.
 - F. Presentation and Approval to change parking stall #31 into a 20 minute loading zone.
 - G. Presentation and Approval re Hytec Water Management System
- 9) New Business -
- 10) Election of Strata Council for 2015
- 11) Adjournment
- 12) Raffle

Balance Sheet (Accrual)
CYPRESS POINT - 12 - (nw2050)
August 2014

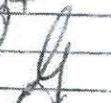
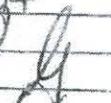
AS OF THE 8TH MONTH ENDING AUGUST 31, 2014

Page 1
9/18/2014
04:15 PM

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

Prepared By:
Crossroads Management Ltd.
#1011 - 7445 132nd Street
Surrey, BC V3W 1J8

ASSETS	
1010-0000 Petty Cash	500.00
1013-0000 Bank Shares	5.00
1020-0000 Bank - Westminster - Chequing	16,220.17
1025-0000 Bank - Westminster - Contingency	123,186.31
1025-0030 Bank - Exterior Building	9,146.17
1025-0035 Bank - Roof Top Decks	7,566.83
1028-0015 Bank - Repipe Levy	49,118.69
1028-0023 Bank - Remediation Project	33,484.16
1200-0000 Prepaid Insurance	24,732.68
1300-0000 Accounts Receivable	<u>5,863.91</u>
TOTAL ASSETS	<u><u>269,823.92</u></u>
LIABILITIES	
2010-0000 Accounts Payable	13,197.65
2040-0003 Due to Contingency-Insurance	24,732.68
2250-0000 Pre-Paid Fees	<u>1,141.67</u>
TOTAL LIABILITIES	<u>39,072.00</u>
OWNERS' EQUITY	
RESERVES	
3300-0000 Contingency Fund	94,136.85
3300-0015 Reserve - Painting	<u>29,049.46</u>
TOTAL RESERVES	<u>123,186.31</u>
REPIPING LEVY	
3402-4001 Repipe Levy Income	86,618.45
3402-4002 Repipe Levy Expense	<u>-37,499.76</u>
TOTAL REPIPING LEVY	<u>49,118.69</u>
EXTERIOR BUILDING	
3432-0051 Exterior Building Fund	16,860.97
3432-0052 Exterior Building Expenses	<u>-7,714.80</u>
TOTAL EXTERIOR BUILDING	<u>9,146.17</u>
ROOF TOP DECKS	
3432-0057 Roof Top Decks Fund	73,289.11
3432-0058 Roof Top Decks Expenses	<u>-65,722.28</u>
TOTAL ROOF TOP DECKS	<u>7,566.83</u>
REMEDIATION PROJECT	
3432-0066 Remediation Project Income	33,484.16
TOTAL REMEDIATION PROJECT	<u>33,484.16</u>
3500-0000 Net Income - Prior Years	9,130.25
3510-0000 Net Income - Current Year	<u>-880.49</u>
TOTAL OWNERS' EQUITY	<u>230,751.92</u>
TOTAL LIABILITIES AND EQUITY	<u>269,823.92</u>

Date: SEP. 18/14
Accountant: 
Property Manager: 

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

Page 1
9/18/2014
04:15 PM

August 2014

AS OF THE 8TH MONTH ENDING AUGUST 31, 2014

Prepared For:
Strata Plan NW 2050
7511-7651 Minoru Blvd.
Richmond, BC V6Y 1Z8

Prepared By:
Crossroads Management Ltd.
#1011 - 7445 132nd Street
Surrey, BC V3W 1J8

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
4010-0000 Strata Fees	34,971.93	34,971.90	0.03	0.00	279,775.44	279,775.20	0.24	0.00	419,662.82
4016-0000 Interest Income	36.45	25.00	11.45	45.80	329.89	200.00	129.89	64.95	300.00
4016-0020 Sundry Income	274.52	166.67	107.85	64.71	4,476.63	1,333.36	3,143.27	235.7	2,000.00
4022-0000 Move in/out	400.00	108.33	291.67	269.2	1,250.00	866.64	383.36	44.24	1,300.00
TOTAL	35,682.90	35,271.90	411.00	1.17	285,831.96	282,175.20	3,656.76	1.30	423,262.82
4034-3000 Bylaw Fines/Late Fees	150.00	129.17	20.83	16.13	2,088.70	1,033.36	1,055.34	102.1	1,550.00
TOTAL	150.00	129.17	20.83	16.13	2,088.70	1,033.36	1,055.34	102.1	1,550.00
OTHER									
4057-0000 Parking	537.50	558.33	-20.83	-3.73	4,077.50	4,466.64	-389.14	-8.71	6,700.00
4057-1000 Laundry Income	0.00	25.00	-25.00	-100.0	233.25	200.00	33.25	16.63	300.00
4058-0000 Lockers	750.00	708.33	41.67	5.88	5,715.00	5,666.64	48.36	0.85	8,500.00
4060-0000 Miscellaneous	262.23	0.00	262.23	0	262.23	0.00	262.23	0	0.00
TOTAL OTHER	1,549.73	1,291.66	258.07	19.98	10,287.98	10,333.28	-45.30	-0.44	15,500.00
TOTAL INCOME	37,382.63	36,692.73	689.90	1.88	298,208.64	293,541.84	4,666.80	1.59	440,312.82
EXPENSES									
TOWNHOUSE EXPENSES									
6318-0000 Gutter Cleaning	0.00	358.33	358.33	100.0	1,785.00	2,866.64	1,081.64	37.73	4,300.00
6319-0000 Exterior Maintenance	0.00	250.00	250.00	100.0	8,425.51	2,000.00	-6,425.51	-321.2	3,000.00
6319-0050 Chimney Cleaning	0.00	291.67	291.67	100.0	0.00	2,333.36	2,333.36	100.0	3,500.00
6319-0100 Dryer Vent Cleaning	0.00	100.00	100.00	100.0	1,202.04	800.00	-402.04	-50.26	1,200.00
6319-0150 Window/Skylight Mtnce	0.00	41.67	41.67	100.0	0.00	333.36	333.36	100.0	500.00
6319-0200 Exterior Window Washin	0.00	150.00	150.00	100.0	95.83	1,200.00	1,104.17	92.01	1,800.00
6319-0250 Parkade & Garage Door	0.00	166.67	166.67	100.0	2,842.70	1,333.36	-1,509.34	-113.2	2,000.00
6319-0300 Signage	0.00	20.83	20.83	100.0	0.00	166.64	166.64	100.0	250.00
6323-0000 Roof Maintenance	0.00	125.00	125.00	100.0	936.34	1,000.00	63.66	6.37	1,500.00
TOTAL OPERATING EXPS. - T.H.	0.00	1,504.17	1,504.17	100.0	15,287.42	12,033.36	-3,254.06	-27.04	18,050.00
COMMON EXPENSES									
LANDSCAPING & GROUNDS									
6415-0000 Landscape Contract	1,727.25	2,250.00	522.75	23.23	10,563.00	18,000.00	7,437.00	41.32	27,000.00
6430-0025 Ground/Garden Supplies	0.00	20.83	20.83	100.0	130.36	166.64	36.28	21.77	250.00
6435-0000 Plant Replacement & Im	0.00	416.67	416.67	100.0	3,213.00	3,333.36	120.36	3.61	5,000.00
6435-0050 Landscaping Upgrade	0.00	416.67	416.67	100.0	2,722.85	3,333.36	610.51	18.32	5,000.00
6436-0000 Pest Control	0.00	150.00	150.00	100.0	1,266.56	1,200.00	-66.56	-5.55	1,800.00
6440-0000 Irrigation System	0.00	208.33	208.33	100.0	1,440.71	1,666.64	225.93	13.56	2,500.00
6446-0050 Parking Lot Maintenance	0.00	41.67	41.67	100.0	1,706.25	333.36	-1,372.89	-411.8	500.00
6455-0000 Snow Removal	0.00	62.50	62.50	100.0	0.00	500.00	500.00	100.0	750.00
TOTAL LANDS. & GROUNDS	1,727.25	3,566.67	1,839.42	51.57	21,042.73	28,533.36	7,490.63	26.25	42,800.00
REPAIR & MAINTENANCE- GENER									
6510-0017 General Interior Repair	0.00	333.33	333.33	100.0	1,795.87	2,666.64	870.77	32.65	4,000.00
6510-0150 Doors	0.00	83.33	83.33	100.0	0.00	666.64	666.64	100.0	1,000.00
6510-0210 R & M - Electrical	0.00	125.00	125.00	100.0	630.00	1,000.00	370.00	37.00	1,500.00
6510-0405 Water Leaks - Buildings	0.00	125.00	125.00	100.0	4,362.30	1,000.00	-3,362.30	-336.2	1,500.00
6510-0410 R & M - Plumbing	0.00	333.33	333.33	100.0	4,113.04	2,666.64	-1,446.40	-54.24	4,000.00
6510-4001 Elevator	858.90	458.33	-400.57	-87.40	3,729.60	3,666.64	-62.96	-1.72	5,500.00
6511-0125 Laundry Machine Replac	0.00	0.00	0.00	0	3,287.20	0.00	-3,287.20	0	0.00
6521-1000 Fire Equipment Maint.	0.00	416.67	416.67	100.0	1,109.06	3,333.36	2,224.30	66.73	5,000.00
6522-0000 Carpet Cleaning	0.00	183.33	183.33	100.0	236.25	1,466.64	1,230.39	83.89	2,200.00
6530-1000 Janitorial	903.67	1,000.00	96.33	9.63	7,229.36	8,000.00	770.64	9.63	12,000.00
6535-2150 Locks & Keys	152.25	66.67	-85.58	-128.3	968.24	533.36	-434.88	-81.54	800.00
6535-2175 New Lockboxes	5,279.52	0.00	-5,279.52	0	5,279.52	0.00	-5,279.52	0	0.00
6566-0000 Light Bulbs	0.00	50.00	50.00	100.0	953.86	400.00	-553.86	-138.4	600.00
TOTAL REPAIR & MAINT.	7,194.34	3,174.99	-4,019.35	-126.5	33,694.30	25,399.92	-8,294.38	-32.66	38,100.00

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

Page 2
9/18/2014
04:15 PM

August 2014

AS OF THE 8TH MONTH ENDING AUGUST 31, 2014

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
UTILITIES									
6576-0000 Electricity - Common	1,726.21	2,166.67	440.46	20.33	12,519.87	17,333.36	4,813.49	27.77	26,000.00
6578-2000 Garbage & Recycling	727.97	833.33	105.36	12.64	6,084.76	6,666.64	581.88	8.73	10,000.00
6581-0000 Gas	1,439.14	2,000.00	560.86	28.04	14,120.03	16,000.00	1,879.97	11.75	24,000.00
TOTAL UTILITIES	3,893.32	5,000.00	1,106.68	22.13	32,724.66	40,000.00	7,275.34	18.19	60,000.00
RECREATION CENTRE - COMMON									
6710-3000 Shared Facility-Woodrid	1,339.33	1,406.25	66.92	4.76	10,714.64	11,250.00	535.36	4.76	16,875.00
6710-4000 Shared Facility-Cypress	2,227.15	2,227.15	0.00	0.00	17,817.20	17,817.20	0.00	0.00	26,725.82
TOTAL OPER. EXPNS-REC. CENTR	3,566.48	3,633.40	66.92	1.84	28,531.84	29,067.20	535.36	1.84	43,600.82
SALARIES & BENEFITS									
6870-0050 Wages - Administrator	2,378.75	2,433.33	54.58	2.24	18,040.00	19,466.64	1,426.64	7.33	29,200.00
6870-0060 Wages - Assist Administ	0.00	0.00	0.00	0	780.00	0.00	-780.00	0	0.00
6870-0075 Wages - Shared Fac Co	-530.25	-530.25	0.00	0.00	-4,242.00	-4,242.00	0.00	0.00	-6,363.00
6875-0000 Payroll Costs	165.92	186.67	20.75	11.12	1,252.29	1,493.36	241.07	16.14	2,240.00
TOTAL SALARIES & PAYROLL CO	2,014.42	2,089.75	75.33	3.60	15,830.29	16,718.00	887.71	5.31	25,077.00
OFFICE EXPENSES									
6921-0000 Tel/Fax/Cell - Office	199.46	216.67	17.21	7.94	1,615.70	1,733.36	117.66	6.79	2,600.00
ADMINISTRATION									
6965-0000 Audit - Admin.	0.00	208.33	208.33	100.0	0.00	1,666.64	1,666.64	100.0	2,500.00
6970-0000 AGM Expenses - Admin.	0.00	58.33	58.33	100.0	57.75	466.64	408.89	87.62	700.00
6980-0000 Legal Expenses	0.00	166.67	166.67	100.0	20,664.57	1,333.36	-19,331.21	-1,449	2,000.00
6983-0000 Office Equipment	0.00	16.67	16.67	100.0	13.80	133.36	119.56	89.65	200.00
6984-0000 Postage and Printing	42.05	125.00	82.95	66.36	510.69	1,000.00	489.31	48.93	1,500.00
6984-0050 Office Supplies	0.00	25.00	25.00	100.0	419.83	200.00	-219.83	-109.9	300.00
6984-0100 Courier Service	33.45	25.00	-8.45	-33.80	367.97	200.00	-167.97	-83.99	300.00
6990-0000 Insurance Premiums	3,707.70	3,412.50	-295.20	-8.65	21,980.61	27,300.00	5,319.39	19.48	40,950.00
6991-0000 Insurance Deductible	0.00	125.00	125.00	100.0	0.00	1,000.00	1,000.00	100.0	1,500.00
6993-0000 Professional Fees	44.10	50.00	5.90	11.80	396.90	400.00	3.10	0.78	600.00
6994-0000 Dues & Subscriptions	173.25	64.58	-108.67	-168.2	173.25	516.64	343.39	66.47	775.00
6995-0001 WorkSafe BC	0.00	29.17	29.17	100.0	423.40	233.36	-190.04	-81.44	350.00
7000-0000 Management Fees	630.00	630.00	0.00	0.00	5,040.00	5,040.00	0.00	0.00	7,560.00
7025-0000 Bank Charges	10.00	20.83	10.83	51.99	80.00	166.64	86.64	51.99	250.00
7050-0000 Miscellaneous	0.00	50.00	50.00	100.0	86.42	400.00	313.58	78.40	600.00
7051-0000 Statutory Financial Rev	0.00	0.00	0.00	0	147.00	0.00	-147.00	0	0.00
7051-0500 Contingency Transfer	2,500.00	2,500.00	0.00	0.00	20,000.00	20,000.00	0.00	0.00	30,000.00
7051-0515 Special Levy Transfer	3,750.00	3,750.00	0.00	0.00	30,000.00	30,000.00	0.00	0.00	45,000.00
xt Blg/051-0520 Special Project Fund	2,083.33	2,083.33	0.00	0.00	16,666.64	16,666.64	0.00	0.00	25,000.00
t.Ren/051-0525 Special Project-Ext Fund	4,166.67	4,166.67	0.00	0.00	33,333.36	33,333.36	0.00	0.00	50,000.00
TOTAL ADMINISTRATION EXPENS	17,340.01	17,723.75	383.74	2.17	151,977.89	141,790.00	-10,187.89	-7.19	212,685.00
TOTAL EXPENSES	35,735.82	36,692.73	956.91	2.61	299,089.13	293,541.84	-5,547.29	-1.89	440,312.82
NET INCOME (LOSS)	1,646.81	0.00	1,646.81	0	-880.49	0.00	-880.49	0	0.00

REVENUE UTILITIES

UTILITY EXPENSES

Reope
External
Remediat

Balance Sheet (Accrual)
Cypress Point Shared Facilities - (nw2050sf)
August 2014
AS OF THE 8TH MONTH ENDING AUGUST 31, 2014

Page 1
9/19/2014
01:48 PM

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

Prepared By:
Crossroads Management Ltd.
#1011 - 7445 132nd Street
Surrey, BC V3W 1J8

ASSETS	
1020-0000 Bank - Westminster - Chequing	1,813.59
1200-0000 Prepaid Insurance	8,004.50
1300-0000 Accounts Receivable	0.32
TOTAL ASSETS	<u>9,818.41</u>
LIABILITIES	
2010-0000 Accounts Payable	8,247.35
TOTAL LIABILITIES	<u>8,247.35</u>
OWNERS' EQUITY	
3510-0000 Net Income - Current Year	1,571.06
TOTAL OWNERS' EQUITY	<u>1,571.06</u>
TOTAL LIABILITIES AND EQUITY	<u>9,818.41</u>

Date: Sep. 19/14
Accountant: CL
Property Manager: JG

**Budget Comparison (Accrual)
Cypress Point Shared Facilities - (nw2050sf)
August 2014**

AS OF THE 8TH MONTH ENDING AUGUST 31, 2014

Page 1
9/19/2014
01:49 PM

Prepared For:
Cypress Point Shared Facilities
Richmond, BC

Prepared By:
Crossroads Management Ltd.
#1011 - 7445 132nd Street
Surrey, BC V3W 1J8

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
4010-1000 Contribution - NW	1,868	1,344.94	0.00	0.00	10,759.52	10,759.52	0.00	0.00	16,139.26
4010-2000 Contribution - NW	2050	2,227.15	0.00	0.00	17,817.20	17,817.20	0.00	0.00	26,725.82
4010-3000 Contribution - NW	2090	1,050.62	0.00	0.00	8,404.96	8,404.96	0.00	0.00	12,607.38
4010-4000 Contribution - NW	1942	2,962.96	0.00	0.00	23,703.68	23,703.68	0.00	0.00	35,555.54
4016-0000 Interest Income	5.96	5.42	0.54	9.96	99.06	43.36	55.70	128.4	65.00
4016-0020 Sundry Income	0.00	0.00	0.00	0	-80.00	0.00	-80.00	0	0.00
4026-0500 Recreation Room Rental	150.00	66.67	83.33	124.9	1,200.00	533.36	666.64	124.9	800.00
TOTAL	7,741.63	7,657.76	83.87	1.10	61,904.42	61,262.08	642.34	1.05	91,893.00
TOTAL INCOME	7,741.63	7,657.76	83.87	1.10	61,904.42	61,262.08	642.34	1.05	91,893.00
EXPENSES									
COMMON EXPENSES									
LANDSCAPING & GROUNDS									
6415-0005 Gardening	288.75	83.33	-205.42	-246.5	614.55	666.64	52.09	7.81	1,000.00
6436-0000 Pest Control	0.00	25.00	25.00	100.0	129.94	200.00	70.06	35.03	300.00
TOTAL LANDS. & GROUNDS	288.75	108.33	-180.42	-166.5	744.49	866.64	122.15	14.09	1,300.00
REPAIR & MAINTENANCE- GENER									
6510-0000 Repair & Maintenance	405.15	833.33	428.18	51.38	12,845.59	6,666.64	-6,178.95	-92.68	10,000.00
6510-0210 R & M - Electrical	0.00	25.00	25.00	100.0	17.02	200.00	182.98	91.49	300.00
6510-0405 Water Leaks - Buildings	0.00	41.67	41.67	100.0	0.00	333.36	333.36	100.0	500.00
6510-0410 R & M - Plumbing	0.00	166.67	166.67	100.0	0.00	1,333.36	1,333.36	100.0	2,000.00
6510-4070 Security	976.50	1,050.00	73.50	7.00	7,591.50	8,400.00	808.50	9.63	12,600.00
6535-2150 Locks & Keys	0.00	66.67	66.67	100.0	114.10	533.36	419.26	78.61	800.00
TOTAL REPAIR & MAINT.	1,381.65	2,183.34	801.69	36.72	20,568.21	17,466.72	-3,101.49	-17.76	26,200.00
RECREATION CENTRE - COMMON									
6706-0000 Rec Centre-Mgmt Expen	530.25	530.25	0.00	0.00	4,242.00	4,242.00	0.00	0.00	6,363.00
6706-1000 Rec Centre-Mgmt Other	0.00	183.33	183.33	100.0	0.00	1,466.64	1,466.64	100.0	2,200.00
6710-1050 Recreation Room	255.36	250.00	-5.36	-2.14	1,888.89	2,000.00	111.11	5.56	3,000.00
6710-2500 Games Room	0.00	16.67	16.67	100.0	0.00	133.36	133.36	100.0	200.00
6734-0000 Pool Maintenance	1,464.75	750.00	-714.75	-95.30	5,859.00	6,000.00	141.00	2.35	9,000.00
6736-0000 Pool Repairs	0.00	250.00	250.00	100.0	1,998.24	2,000.00	1.76	0.09	3,000.00
6740-0000 Pool Supplies & Chemic	193.51	141.67	-51.84	-36.59	1,136.06	1,133.36	-2.70	-0.24	1,700.00
6742-0000 Pool Permits	0.00	16.67	16.67	100.0	133.33	133.36	0.03	0.02	200.00
6750-0000 Cleaning Supplies-Rec.	0.00	41.67	41.67	100.0	195.93	333.36	137.43	41.23	500.00
6760-0000 Electricity - Rec. Centre	569.08	525.00	-44.08	-8.40	4,534.40	4,200.00	-334.40	-7.96	6,300.00
6765-0000 Gas - Rec. Centre	557.36	358.33	-199.03	-55.54	2,854.31	2,866.64	12.33	0.43	4,300.00
6770-0000 Janitor - Rec Centre	643.13	650.00	6.87	1.06	5,145.04	5,200.00	54.96	1.06	7,800.00
TOTAL OPER. EXPS-REC. CENTR	4,213.44	3,713.59	-499.85	-13.46	27,987.20	29,708.72	1,721.52	5.79	44,563.00
ADMINISTRATION									
6965-0000 Audit - Admin.	0.00	33.33	33.33	100.0	0.00	266.64	266.64	100.0	400.00
6990-0000 Insurance Premiums	1,371.38	1,316.67	-54.71	-4.16	9,273.46	10,533.36	1,259.90	11.96	15,800.00
7000-0000 Management Fees	210.00	291.67	81.67	28.00	1,680.00	2,333.36	653.36	28.00	3,500.00
7025-0000 Bank Charges	10.00	10.83	0.83	7.66	80.00	86.64	6.64	7.66	130.00
TOTAL ADMINISTRATION EXPENS	1,591.38	1,652.50	61.12	3.70	11,033.46	13,220.00	2,186.54	16.54	19,830.00
TOTAL EXPENSES	7,475.22	7,657.76	182.54	2.38	60,333.36	61,262.08	928.72	1.52	91,893.00
NET INCOME (LOSS)	266.41	0.00	266.41	0	1,571.06	0.00	1,571.06	0	0.00

REVENUE UTILITIES

UTILITY EXPENSES

Cypress Point
2015 Operating Budget

	A	B	C	D	E	F	G
1	YTD Projected to Annual Proposed Change						
2	INCOME	Code	31-Aug-14	31-Dec-14	For 2014	For 2015	Explanation
3	Strata Fees	4010	\$ 279,775.44	\$ 419,662.82	\$ 419,662.82	\$ 419,662.82	
4	Interest Income	4016	\$ 329.89	\$ 475.00	\$ 300.00	\$ 450.00	
5	Sundry Income	4016-0020	\$ 4,738.86	\$ 4,800.00	\$ 2,000.00	\$ 2,000.00	Keys, fobs, remotes, minutes
6	Move-in/Move-out Fees	4022	\$ 1,250.00	\$ 1,400.00	\$ 1,300.00	\$ 1,300.00	
7	By-Law Fines/Late Fees	4034-3000	\$ 2,088.70	\$ 2,800.00	\$ 1,550.00	\$ 1,550.00	
8	Parking Fees	4057	\$ 4,077.50	\$ 6,600.00	\$ 6,700.00	\$ 6,200.00	
9	Laundry	4057-1000	\$ 233.25	\$ 700.00	\$ 300.00	\$ 500.00	
10	Locker	4058	\$ 5,715.00	\$ 8,575.00	\$ 8,500.00	\$ 8,500.00	
11							
12	Total Revenues:		\$ 298,208.64	\$ 445,012.82	\$ 440,312.82	\$ 440,162.82	
13							
14	EXPENSES						
15	EXTERIOR		YTD	Projected to	Annual	Proposed Change	
16	MAINTENANCE & REPAIRS	Code	31-Aug-14	31-Dec-14	For 2014	For 2015	Explanation
17	Gutters, Drains & Sewers	6318	\$ 1,785.00	\$ 8,400.00	\$ 4,300.00	\$ 1,800.00	Clean drains every 2 or 3 years/2016
18	Exterior Repairs Mtnce	6319	\$ 8,425.51	\$ 352.80	\$ 3,000.00	\$ 3,000.00	
19	Bldg Envelope Mtnce	6319-0010	\$ -	\$ -	\$ -	\$ -	Professional Inspection 2017 / Repairs
20	Chimney Cleaning	6319-0050	\$ -	\$ 2,700.00	\$ 3,500.00	\$ 3,500.00	
21	Dryer Vent Cleaning	6319-0100	\$ 1,202.04	\$ 1,202.04	\$ 1,200.00	\$ 1,250.00	
22	Window/Skylight Mtnce	6319-0150	\$ -	\$ -	\$ 500.00	\$ 500.00	
23	Exterior Window Washing	6319-0200	\$ 95.83	\$ 95.83	\$ 1,800.00	\$ 1,800.00	Includes Skylights
24	Parkade & Garage Doors	6319-0250	\$ 2,842.70	\$ 4,000.00	\$ 2,000.00	\$ 3,000.00	
25	Signage	6319-0300	\$ -	\$ -	\$ 250.00	\$ 1,000.00	
26	Painting	6321	\$ -	\$ -	\$ -	\$ 500.00	Reinstate in 2015 (Railings)
27	Roof Repairs & Mtnce	6323	\$ 936.34	\$ 1,000.00	\$ 1,500.00	\$ 1,500.00	
28							
29	Total Ext Mtnce Repairs		\$ 15,287.42	\$ 17,750.67	\$ 18,050.00	\$ 17,850.00	
30							
31	LANDSCAPING & GROUNDS	Code	YTD	Projected to	Annual	Proposed Change	
32	LANDSCAPING & GROUNDS	Code	31-Aug-14	31-Dec-14	For 2014	For 2015	Explanation
33	Landscaping Services	6415	\$ 10,563.00	\$ 22,000.00	\$ 27,000.00	\$ 22,000.00	Monthly Maintenance Service

Cypress Point
2015 Operating Budget

	A	B	C	D	E	F	G
34	Ground/Garden Supplies	6430-0025	\$ 130.36	\$ 250.00	\$ 250.00	\$ 250.00	
35	Gardens - Shrubs/Trees	6435	\$ 3,213.00	\$ 3,213.00	\$ 5,000.00	\$ 4,000.00	Arborist, Tree Removal
36	Landscape Upgrades	6435-0050	\$ 2,722.85	\$ 3,500.00	\$ 5,000.00	\$ 11,400.00	New planting and 4 x 4's around walkways
37	Pest Control	6436	\$ 1,266.56	\$ 2,500.00	\$ 1,800.00	\$ 1,800.00	
38	Irrigation System	6440	\$ 1,440.71	\$ 2,200.00	\$ 2,500.00	\$ 2,500.00	Start up and Winterize
39	Hydrants	6442	\$ -	\$ 70.00	\$ -	\$ 100.00	Annual inspection & Maintenance
40	Parking Lot Mtnce	6446-0050	\$ 1,706.25	\$ 1,706.25	\$ 500.00	\$ 1,900.00	Power Wash Pkde 2017
41	Snow Removal	6455	\$ -	\$ 500.00	\$ 750.00	\$ 1,750.00	
42	Total Grounds & Gardens:		\$ 21,042.73	\$ 35,939.25	\$ 42,800.00	\$ 45,700.00	
43							
44	INTERIOR		YTD	Projected to	Annual	Proposed Change	
45	MAINTENANCE & REPAIRS	Code	31-Aug-14	31-Dec-13	For 2014	For 2015	Explanation
46	General Interior Repair	6510-0017	\$ 1,795.87	\$ 3,000.00	\$ 4,000.00	\$ 4,000.00	Handyman
47	Doors	6510-0150	\$ -	\$ -	\$ 1,000.00	\$ 500.00	
48	Electrical/Lighting	6510-0210	\$ 630.00	\$ 945.00	\$ 1,500.00	\$ 1,200.00	
49	Water Leaks - Buildings	6510-0405	\$ 4,362.30	\$ 6,500.00	\$ 1,500.00	\$ 5,000.00	
50	Plumbing	6510-0410	\$ 4,113.04	\$ 5,000.00	\$ 4,000.00	\$ 5,000.00	
51	Elevator Maintenance	6510-4001	\$ 3,729.60	\$ 5,300.00	\$ 5,500.00	\$ 5,500.00	
52	Laundry Machine Replace	6511-0125	\$ 3,287.20	\$ 3,287.20	\$ -	\$ -	
53	Fire Test & Equip Repair	6521-1000	\$ 1,109.06	\$ 6,000.00	\$ 5,000.00	\$ 6,000.00	
54	Carpet Cleaning	6522	\$ 236.25	\$ 2,000.00	\$ 2,200.00	\$ 2,200.00	
55	Janitorial	6530-1000	\$ 7,229.36	\$ 11,700.00	\$ 12,000.00	\$ 12,000.00	
56	Locks, Keys & Remotes	6535-2150	\$ 968.24	\$ 1,100.00	\$ 800.00	\$ 800.00	
57	New Mailboxes	6535-2175	\$ 5,279.52	\$ 5,279.52	\$ -	\$ -	
58	Light Bulbs	6566	\$ 953.86	\$ 1,000.00	\$ 600.00	\$ 600.00	
59							
60	Total Interior Maintenance		\$ 33,694.30	\$ 51,111.72	\$ 38,100.00	\$ 36,800.00	
61							
62			YTD	Projected to	Annual	Proposed Change	
63	UTILITIES	Code	31-Aug-14	31-Dec-14	For 2014	For 2015	Explanation
64	BC Hydro Electricity	6576	\$ 12,519.87	\$ 25,000.00	\$ 26,000.00	\$ 26,000.00	
65	Garbage & Recycle	6578-2000	\$ 6,084.76	\$ 9,200.00	\$ 10,000.00	\$ 10,000.00	
66	BC Hydro Gas	6581	\$ 14,120.03	\$ 23,000.00	\$ 24,000.00	\$ 24,000.00	

Cypress Point
2015 Operating Budget

	A	B	C	D	E	F	G
67	Total Utilities:		\$ 32,724.66	\$ 57,200.00	\$ 60,000.00	\$ 60,000.00	
68							
69			YTD	Projected to	Annual	Proposed Change	
70	RECREATION CENTER	Code	31-Aug-14	31-Dec-14	For 2014	For 2015	Explanation
71	Shared Facility	6710-3000	\$ 10,714.64	\$ 16,875.00	\$ 16,875.00	\$ 16,875.00	Contribution to Woodridge
72	Shared Facility	6710-4000	\$ 17,817.20	\$ 26,725.82	\$ 26,725.82	\$ 26,725.82	Contribution to Cypress
73	Total Shared Facilities		\$ 28,531.84	\$ 43,600.82	\$ 43,600.82	\$ 43,600.82	
74							
75	SALARIES & BENEFITS	Code	YTD	to Dec 31, 2014	For 2014	For 2015	
76	Wages - Administrator	6870-0050	\$ 18,040.00	\$ 29,195.88	\$ 29,200.00	\$ 29,200.00	
77	Temp Admin	6870-0060	\$ 780.00	\$ -	\$ -	\$ 1,000.00	
78	Payroll - From SF	6875	-\$ 4,242.00	-\$ 6,363.00	-\$ 6,363.00	-\$ 6,363.00	
79	Payroll - Expenses	6875	\$ 1,252.29	\$ 2,239.07	\$ 2,240.00	\$ 2,240.00	
80	Total Salaries		\$ 15,830.29	\$ 25,071.95	\$ 25,077.00	\$ 26,077.00	
81							
82	OFFICE EXPENSES		YTD	to Dec 31, 2014	For 2014	For 2015	
83	Tel / Fax / Cell - Office	6921	\$ 1,615.70	\$ 2,600.00	\$ 2,600.00	\$ 2,600.00	Includes High Speed
84							
85	ADMINISTRATION		YTD	to Dec 31, 2014	For 2014	For 2015	
86	Audit	6965	\$ -	\$ -	\$ 2,500.00	\$ -	Audit in 2016
87	Meetings & Misc	6970	\$ 57.75	\$ 700.00	\$ 700.00	\$ 700.00	AGM Meeting
88	Legal	6980	\$ 20,664.57	\$ 20,664.57	\$ 2,000.00	\$ 2,000.00	
89	Office Equipment	6983	\$ 13.80	\$ 100.00	\$ 200.00	\$ 200.00	
90	Photos/Postage	6984	\$ 510.69	\$ 800.00	\$ 1,500.00	\$ 900.00	
91	Office Supplies	6984-0050	\$ 419.83	\$ 500.00	\$ 300.00	\$ 400.00	
92	Courier	6984-0100	\$ 367.97	\$ 560.00	\$ 300.00	\$ 400.00	
93	Insurance Decuctible	6985	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00	
94	Appraisals (Suncorp)		\$ -	\$ -	\$ -	\$ 650.00	Every 3 Yrs - due 2015
95	Insurance Expense	6990	\$ 21,980.61	\$ 39,000.00	\$ 40,950.00	\$ 40,950.00	
96	Professional Fees	6993	\$ 396.90	\$ 550.00	\$ 600.00	\$ 600.00	Acctng Services / Payroll etc
97	Dues & Subscriptions	6994	\$ 173.25	\$ 775.00	\$ 775.00	\$ 775.00	CHOA, Costco
98	Worksafe BC	6995-0001	\$ 423.40	\$ 650.00	\$ 350.00	\$ 450.00	
99	Financial Management Fees	7000	\$ 5,040.00	\$ 7,560.00	\$ 7,560.00	\$ 7,560.00	

Cypress Point
2015 Operating Budget

	A	B	C	D	E	F	G
100	Bank Admin Fees	7025	\$ 80.00	\$ 120.00	\$ 250.00	\$ 150.00	
101	Miscellaneous	7050	\$ 86.42	\$ 120.00	\$ 600.00	\$ 300.00	Illness, flowers, cards etc
102	Statutory Fin Review	7051	\$ 147.00	\$ 147.00			
103	Total Admin Expenses:		\$ 50,362.19	\$ 72,246.57	\$ 60,085.00	\$ 57,535.00	
104							
105							
106	Total Revenue		\$ 298,208.64	\$ 445,012.82	\$ 440,312.82	\$ 440,162.82	
107	Total Operating Expenses		\$ 199,089.13	\$ 305,520.98	\$ 290,312.82	\$ 290,162.82	
108	Balance Before Reserves		\$ 99,119.51	\$ 139,491.84	\$ 150,000.00	\$ 150,000.00	
109							
110							
111	Transf to Contingency Fund	7051-0500	\$ 20,000.00	\$ 30,000.00	\$ 30,000.00	\$ 50,000.00	CRF
112	Transf to CRF - Repiping	7051-0515	\$ 30,000.00	\$ 45,000.00	\$ 45,000.00	\$ 15,000.00	Re-Piping Project
113	Transf to CRF - Ext. Bldg	7051-0520	\$ 16,666.64	\$ 25,000.00	\$ 25,000.00	\$ 10,000.00	Exterior Building Project
114	Transf to CRF - Remediation	7051-0525	\$ 33,333.36	\$ 50,000.00	\$ 50,000.00	\$ 75,000.00	Future Remediation Project
115	Total Reserves		\$ 100,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	
116							
117	NET SURPLUS (DEFICIT)		-\$ 880.49	-\$ 10,508.16	\$ -	-\$ 0.00	
118							

Cypress Point Shared Facilities Budget for		2015				
REVENUES	Code	YTD	Projected to	Budget	Annual	
		31-Aug-14	31-Dec-14	From 2014	For 2015	Explanation
Contribution - NW1868 Ashford	4010-1000	\$ 10,759.52	\$ 16,139.26	\$ 16,139.26	\$ 16,139.26	
Contribution - NW 2050 Cypress ABC	4010-2000	\$ 17,817.20	\$ 26,725.82	\$ 26,725.82	\$ 26,725.82	
Contribution - NW2090 Cypress D	4010-3000	\$ 8,404.96	\$ 12,607.38	\$ 12,607.38	\$ 12,607.38	
Contribution - NW1942 Woodridge	4010-4000	\$ 23,703.68	\$ 35,555.54	\$ 35,555.54	\$ 35,555.54	
Interest Income	4016	\$ 99.06	\$ 140.00	\$ 65.00	\$ 140.00	
Miscellaneous Income		-\$ 80.00	-\$ 80.00	\$ -	\$ -	
Recreation Room Rental	4026-0500	\$ 1,200.00	\$ 1,500.00	\$ 800.00	\$ 1,000.00	Pavilion Lounge
Total Revenues:		\$ 61,904.42	\$ 92,588.00	\$ 91,893.00	\$ 92,168.00	

EXPENSES	Code	YTD	Projected to	Budget	Annual	
		Aug-14	31-Dec-14	From 2014	For 2015	Explanation
Gardening (pool area)	6415-0005	\$ 614.55	\$ 900.00	\$ 1,000.00	\$ 1,000.00	
Pest Control	6436	\$ 129.94	\$ 160.00	\$ 300.00	\$ 200.00	
General Maintenance	6510	\$ 12,845.59	\$ 15,100.00	\$ 10,000.00	\$ 11,000.00	
Electrical Repairs	6510-0210	\$ 17.02	\$ 20.00	\$ 300.00	\$ 200.00	
Water Leaks	6510-0405	\$ -	\$ -	\$ 500.00	\$ 500.00	
Plumbing	6510-0410	\$ -	\$ -	\$ 2,000.00	\$ 1,000.00	
Security Service	6510-4070	\$ 7,591.50	\$ 11,500.00	\$ 12,600.00	\$ 12,600.00	
Locks & Keys	6535-2150	\$ 114.10	\$ 250.00	\$ 800.00	\$ 400.00	
Recreation Centre Management Expense	6706	\$ 4,242.00	\$ 6,363.00	\$ 6,363.00	\$ 6,363.00	
Recreation Centre Management Other	6706-1000	\$ -	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00	Volunteer Party
Exercise Room	6710-1050	\$ 1,888.89	\$ 3,000.00	\$ 3,000.00	\$ 3,625.00	
Games Room	6710-2500	\$ -	\$ -	\$ 200.00	\$ 200.00	
Pool Maintenance	6734	\$ 5,859.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	7 Day Service
Pool/Spa Repairs	6736	\$ 1,998.24	\$ 6,000.00	\$ 3,000.00	\$ 3,000.00	
Pool & Spa Chemicals	6740	\$ 1,136.06	\$ 1,400.00	\$ 1,700.00	\$ 1,500.00	
Pool Permits	6742	\$ 133.33	\$ 133.33	\$ 200.00	\$ 200.00	
Cleaning Supplies	6750	\$ 195.93	\$ 350.00	\$ 500.00	\$ 400.00	
Electricity	6760	\$ 4,534.40	\$ 6,100.00	\$ 6,300.00	\$ 7,000.00	
Natural Gas	6765	\$ 2,854.31	\$ 4,000.00	\$ 4,300.00	\$ 4,300.00	
Janitorial	6770	\$ 5,145.04	\$ 7,800.00	\$ 7,800.00	\$ 8,100.00	

Audit	6965-000	\$ -	\$ -	\$ 400.00	\$ 400.00
Depreciation Report	6968	\$ -	\$ -	\$ -	\$ -
Insurance Premiums	6990	\$ 9,273.46	\$ 15,000.00	\$ 15,800.00	\$ 15,800.00
Financial Management Fees	7000	\$ 1,680.00	\$ 2,600.00	\$ 3,500.00	\$ 2,800.00
Bank Charges	7025	\$ 80.00	\$ 130.00	\$ 130.00	\$ 130.00
Appraisals	6985	\$ -	\$ -	\$ -	\$ 250.00

Total Recreation Centre Expenses	0	\$ 60,333.36	\$ 92,006.33	\$ 91,893.00	\$ 92,168.00
---	----------	---------------------	---------------------	---------------------	---------------------

Total Operating Revenue	\$ 61,904.42	\$ 92,588.00	\$ 91,893.00	\$ 92,168.00
-------------------------	--------------	--------------	--------------	--------------

Total Operating Expenses	\$ 60,333.36	\$ 92,006.33	\$ 91,893.00	\$ 92,168.00
--------------------------	--------------	--------------	--------------	--------------

NET SURPLUS (DEFICIT)	1,571.06	581.67	\$ -	\$ -
------------------------------	-----------------	---------------	-------------	-------------

Shared Facilities Woodridge (SFW) Proposed 2015 Operating Budget December 31st Year-end					
GL Code	Description	Actual to Sept 30, 2014	Estimated to Dec. 31, 2014	2014 Budget	31-Oct-14 Proposed 2015 Budget
400000	REVENUES				
420000	Contibution - NW1942 Woodridge	16,036.47	21,382.00	21,382.00	21,382.00
420500	Contibution - NW1868 Ashford	7,279.47	9,706.00	9,706.00	9,706.00
421000	Contibution - NW2090 Cypress D	5,686.47	7,582.00	7,582.00	7,582.00
422000	Contibution - NW2050 Cypress	12,053.97	16,072.00	16,072.00	16,072.00
422500	Interest Income - Operating	78.05	124.00	124.00	125.00
499900	TOTAL REVENUES	41,134.43	54,866.00	54,866.00	54,867.00
500000	OPERATING EXPENSES				
510000	ADMINISTRATIVE EXPENSES				
511000	Management Fees	1,417.50	2,100.00	2,100.00	2,100.00
513000	Photos/Postage/Courier	46.01	100.00	200.00	200.00
514200	Insurance Expense	4,140.00	5,520.00	5,520.00	6,200.00
529900	TOTAL ADMINISTRATIVE EXPENSE	5,603.51	7,720.00	7,820.00	8,500.00
530000	UTILITIES				
531100	BC Hydro / Electricity	8,308.97	11,100.00	11,000.00	12,000.00
539900	TOTAL UTILITIES	8,308.97	11,100.00	11,000.00	12,000.00
540000	BUILDING MAINTENANCE				
540800	Janitorial	5,314.86	7,450.00	7,584.00	7,800.00
559900	TOTAL BUILDING MAINTENANCE	5,314.86	7,450.00	7,584.00	7,800.00
580000	RECREATION CENTRE				
580500	Maintenance/Salaries	6,450.03	8,650.00	8,772.00	8,772.00
581500	General Maintenance	4,492.07	13,590.00	13,590.00	11,695.00
581650	Pool, Jacuzzi & Sauna	0.00	3,000.00	3,000.00	3,000.00
583300	Exercise Equipment	134.40	1,500.00	2,000.00	2,000.00
584400	Chemicals	422.81	900.00	900.00	900.00
584700	Cleaning/Supplies	0.00	200.00	200.00	200.00
589900	TOTAL RECREATION CENTRE	11,499.31	27,840.00	28,462.00	26,567.00
599900	TOTAL OPERATING EXPENSES	30,726.65	54,110.00	54,866.00	54,867.00
600000	BALANCE BEFORE RESERVES & OTHER TRANSFERS	10,407.78	756.00	0.00	0.00
800000	NET OPERATING SURPLUS(DEFICIT)	10,407.78	756.00	0.00	0.00

<u>Annual Operating Fund Cont.</u>	<u>269,662.82</u>	<u>Total Aggregate</u>	<u>9022</u>			
<u>Annual CRF Contributions</u>	<u>150,000.00</u>					
<u>Total Strata Fees</u>	<u>419,662.82</u>					
2015 Monthly						
Strata Lot	Unit Number	Unit Entitlement	Common Area %	Operating Contributions	2015 CRF Contributions	2015 Total Monthly Fees
2	101-7511	83	0.0091997	206.73	115.00	321.73
3	102-7511	95	0.0105298	236.63	131.62	368.25
4	103-7511	82	0.0090889	204.25	113.61	317.86
1	104-7511	97	0.0107515	241.61	134.39	376.00
5	105-7511	73	0.0080913	181.83	101.14	282.97
11	106-7511	85	0.0094214	211.71	117.77	329.48
6	107-7511	83	0.0091997	206.73	115.00	321.73
10	108-7511	85	0.0094214	211.71	117.77	329.48
9	109-7511	88	0.0097539	219.19	121.92	341.11
8	110-7511	84	0.0093106	209.23	116.38	325.61
7	111-7511	90	0.0099756	224.17	124.70	348.87
40	112-7531	90	0.0099756	224.17	124.70	348.87
39	113-7531	63	0.0069829	156.92	87.29	244.21
38	114-7531	88	0.0097539	219.19	121.92	341.11
37	115-7531	84	0.0093106	209.23	116.38	325.61
41	116-7531	84	0.0093106	209.23	116.38	325.61
36	117-7531	84	0.0093106	209.23	116.38	325.61
42	118-7531	73	0.0080913	181.83	101.14	282.97
35	119-7531	90	0.0099756	224.17	124.70	348.87
43	120-7531	82	0.0090889	204.25	113.61	317.86
34	121-7531	84	0.0093106	209.23	116.38	325.61
44	122-7531	109	0.0120816	271.50	151.02	422.52
33	123-7531	63	0.0069829	156.92	87.29	244.21
32	124-7531	88	0.0097539	219.19	121.92	341.11
31	125-7531	64	0.0070938	159.41	88.67	248.08
30	126-7531	90	0.0099756	224.17	124.70	348.87
84	129-7651	87	0.0096431	216.70	120.54	337.24

83	130-7651	83	0.0091997	206.73	115.00	321.73
82	131-7651	92	0.0101973	229.15	127.47	356.62
81	132-7651	71	0.0078697	176.85	98.37	275.22
85	133-7651	106	0.0117491	264.03	146.86	410.89
80	134-7651	86	0.0095323	214.21	119.15	333.36
86	135-7651	82	0.0090889	204.25	113.61	317.86
79	136-7651	84	0.0093106	209.23	116.38	325.61
78	137-7651	88	0.0097539	219.19	121.92	341.11
77	138-7651	85	0.0094214	211.71	117.77	329.48
76	139-7651	90	0.0099756	224.17	124.70	348.87
13	201-7511	83	0.0091997	206.73	115.00	321.73
14	202-7511	95	0.0105298	236.63	131.62	368.25
15	203-7511	82	0.0090889	204.25	113.61	317.86
12	204-7511	97	0.0107515	241.61	134.39	376.00
16	205-7511	73	0.0080913	181.83	101.14	282.97
22	206-7511	85	0.0094214	211.71	117.77	329.48
17	207-7511	84	0.0093106	209.23	116.38	325.61
21	208-7511	85	0.0094214	211.71	117.77	329.48
20	209-7511	88	0.0097539	219.19	121.92	341.11
19	210-7511	84	0.0093106	209.23	116.38	325.61
18	211-7511	90	0.0099756	224.17	124.70	348.87
57	212-7531	90	0.0099756	224.17	124.70	348.87
56	213-7531	63	0.0069829	156.92	87.29	244.21
55	214-7531	88	0.0097539	219.19	121.92	341.11
54	215-7531	84	0.0093106	209.23	116.38	325.61
58	216-7531	85	0.0094214	211.71	117.77	329.48
53	217-7531	86	0.0095323	214.21	119.15	333.36
59	218-7531	73	0.0080913	181.83	101.14	282.97
52	219-7531	90	0.0099756	224.17	124.70	348.87
60	220-7531	82	0.0090889	204.25	113.61	317.86
51	221-7531	84	0.0093106	209.23	116.38	325.61
50	222-7531	88	0.0097539	219.19	121.92	341.11
49	223-7531	62	0.0068721	154.43	85.90	240.33
61	224-7531	115	0.0127466	286.44	159.33	445.77
48	225-7531	63	0.0069829	156.92	87.29	244.21
47	226-7531	88	0.0097539	219.19	121.92	341.11

46	227-7531	64	0.0070938	159.41	88.67	248.08
45	228-7531	90	0.0099756	224.17	124.70	348.87
95	229-7651	87	0.0096431	216.70	120.54	337.24
94	230-7651	83	0.0091997	206.73	115.00	321.73
93	231-7651	92	0.0101973	229.15	127.47	356.62
92	232-7651	71	0.0078697	176.85	98.37	275.22
96	233-7651	107	0.0118599	266.51	148.25	414.76
91	234-7651	86	0.0095323	214.21	119.15	333.36
97	235-7651	84	0.0093106	209.23	116.38	325.61
90	236-7651	84	0.0093106	209.23	116.38	325.61
89	237-7651	88	0.0097539	219.19	121.92	341.11
88	238-7651	85	0.0094214	211.71	117.77	329.48
87	239-7651	90	0.0099756	224.17	124.70	348.87
24	301-7511	86	0.0095323	214.21	119.15	333.36
23	302-7511	97	0.0107515	241.61	134.39	376.00
25	303-7511	73	0.0080913	181.83	101.14	282.97
29	304-7511	85	0.0094214	211.71	117.77	329.48
26	305-7511	84	0.0093106	209.23	116.38	325.61
28	306-7511	85	0.0094214	211.71	117.77	329.48
27	307-7511	85	0.0094214	211.71	117.77	329.48
71	312-7531	98	0.0108623	244.10	135.78	379.88
70	313-7531	88	0.0097539	219.19	121.92	341.11
69	314-7531	84	0.0093106	209.23	116.38	325.61
72	315-7531	85	0.0094214	211.71	117.77	329.48
68	316-7531	86	0.0095323	214.21	119.15	333.36
73	317-7531	73	0.0080913	181.83	101.14	282.97
67	318-7531	90	0.0099756	224.17	124.70	348.87
74	319-7531	82	0.0090889	204.25	113.61	317.86
66	320-7531	84	0.0093106	209.23	116.38	325.61
65	321-7531	88	0.0097539	219.19	121.92	341.11
64	322-7531	62	0.0068721	154.43	85.90	240.33
75	323-7531	109	0.0120816	271.50	151.02	422.52
63	324-7531	90	0.0099756	224.17	124.70	348.87
62	325-7531	93	0.0103081	231.65	128.85	360.50
104	329-7651	84	0.0093106	209.23	116.38	325.61
103	330-7651	92	0.0101973	229.15	127.47	356.62

102	331-7651	71	0.0078697	176.85	98.37	275.22
105	332-7651	107	0.0118599	266.51	148.25	414.76
101	333-7651	86	0.0095323	214.21	119.15	333.36
106	334-7651	84	0.0093106	209.23	116.38	325.61
100	335-7651	84	0.0093106	209.23	116.38	325.61
99	336-7651	88	0.0097539	219.19	121.92	341.11
98	337-7651	86	0.0095323	214.21	119.15	333.36
Monthly		9022	100%	22,471.96	12,499.97	34,971.93
Annual				269,663.52	149,999.64	419,663.16

**Cypress Point ABC
Strata Plan NW2050
CRF Fund Information Sheet**

MONTH	CRF	REPIPING	EXT BLDG	FUTURE REMEDIATION
August	94,137.	49,119.	9,146.17	33,484.16
September	2,500.	3,750.	2,083.33	4,166.66
October	2,500.	3,750.	2,083.33	4,166.66
November	2,500.	3,750.	2,083.33	4,166.66
December	2,500.	3,750.	2,083.33	4,166.66
Expected Totals 2014	104,137.	64,119.	17,479.49	50,150.80
2015				
Contributions	50,000.	15,000.	10,000.	75,000.
Expected Totals 2015	154,137.	79,119.	27,479.79	125,150.80

Expected Grand Total of all CRF Accounts is 385,886.59.

**Note: These totals do not include interest that may be earned or future work
That may cause a deduction from these accounts.**

SPECIAL RESOLUTION "A"

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

Whereas, the Strata Property Act requires disposition of the Operating Account, therefore the following is a Resolution duly passed by the Strata Corporation 'The Owners, Strata Plan NW2050', on the _____ day of _____, 2014.

.....

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

The Owners of Strata Plan NW2050 approve transferring the 2014 year end accumulated deficit/surplus from/to the Contingency Fund.

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____, 2014 in the presence of:

Strata Council Member

Strata Council Member

SPECIAL RESOLUTION "B"

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

Whereas, the Strata Council would like to add a bylaw regarding the number of people living in a suite, therefore the following is a Resolution duly passed by the Strata Corporation 'The Owners, Strata Plan NW2050', on the _____ day of _____, 2014.

.....

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

The Owners of Strata Plan NW2050 approve Bylaw 5.2 h) "The number of residents in a strata lot must not exceed two (2) for a one bedroom lot or four (4) for a two bedroom lot."

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____ 2014 in the presence of:

Strata Council Member

Strata Council Member

SPECIAL RESOLUTION "C"

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

Whereas, the Strata Council would like to add a Bylaw to prevent an owner or renter from subletting their suite, therefore the following is a Resolution duly passed by the Strata Corporation 'The Owners, Strata Plan NW2050', on the _____ day of _____, 2014.

.....

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

The Owners of Strata Plan NW2050 approve the addition of Bylaw 20.1 g)
"Neither an owner or renter is permitted to sublet their suite."

The Owners of Strata Plan NW2050 approve The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____, 2014 in the presence of:

Strata Council Member

Strata Council Member

RESOLUTION "D"

RESOLUTION OF THE STRATA CORPORATION THE OWNERS, STRATA PLAN NW2050

Whereas, the Strata Council would like to add additional restrictions to the pool rules, therefore the following is a Resolution duly passed by the Strata Corporation 'The Owners, Strata Plan NW2050', on the _____ day of _____, 2014.

.....

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

The Owners of Strata Plan NW2050 approve adding the words, "No Jumping" and "No Cannonballing" to Bylaw 23. e)

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____ 2014 in the presence of:

Strata Council Member

Strata Council Member

SPECIAL RESOLUTION "E"

RESOLUTION OF THE STRATA CORPORATION THE OWNERS, STRATA PLAN NW2050

Whereas, the Strata Council would like to amend the Bylaws regarding children's hours at the pool, therefore the following is a Resolution duly passed by the Strata Corporation 'The Owners, Strata Plan NW2050', on the _____ day of _____, 2014.

.....

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

The Owners of Strata Plan NW2050 approve amending Bylaw 22. d) 22. to read:
"Children's Hours are 10:00 AM to 12:00 Noon and 3:00 PM to 8:00 PM."

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____ 2014 in the presence of:

Strata Council Member

Strata Council Member

SPECIAL RESOLUTION "F"

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

Whereas, the Strata Council would like to provide residents of Building C with a loading zone, therefore the following is a Resolution duly passed by the Strata Corporation 'The Owners, Strata Plan NW2050', on the _____ day of _____, 2014.

.....

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

The Owners of Strata Plan NW2050 approve changing outdoor parking stall #31 into a twenty (20) minute loading zone.

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____, 2014 in the presence of:

Strata Council Member

Strata Council Member

Appendix for Resolution G

Installation of the Hytec Water Management System

In light of the plumbing problems in Bldg. B's hot and cold water pipes running along the corridor of the 1st floor, the Strata Council have been working hard to come up with a viable way to fix the problem. We know that with the failure of the pipes in Bldg. B, it is only a matter of time before we will have the same plumbing problems in Bldgs. A and C.

Strata Council were shocked when we found out that even the copper pipes that we have replaced in the past ten years are developing pin-hole leaks. What we found out is that in areas where the water is hard (contains minerals) the copper pipes last for decades. In fact, the copper pipe manufacturers even guarantee the life of their pipes for 50 years. However, there is no guarantee for areas where the water is soft like it is here in the Lower Mainland. In areas where the water is hard the minerals in the water coat and protect the inside of the pipes. Our water is very good drinking water, but not ideal for the life of copper pipes.

The Strata Council looked carefully at three quotes from Brighter Mechanical, Allied Plumbing and Hytec Water Management System. With Brighter Mechanical and Allied Plumbing, an engineer would have to be hired to come up with new drawings and oversee the changeover from copper to a plastic pex-type pipe. They would start with work in Bldg. B. The whole process would be quite complicated and take months and months of having plumbers in the building and the water turned off for varying lengths of time. With the Hytec Water Management System, no engineers are needed. All three buildings would be done at the same time. The plumbers would come in to set up their system in the mechanical rooms where the city water intake pipe comes into the buildings. Then, usually in the middle of the night, they would hook up their system which would take three hours or less.

How the Hytec system works is that it electronically meters the water flow and adds minerals proportionately from two tanks. The amount of minerals added is extremely minimal, but enough to solve the problem. The added minerals coat the inside of the pipes eliminating existing pin-hole leaks and the potential for any future leaks.

The following table shows quotes from Brighter Mechanical and Allied Plumbing.

Cypress Point BUILDING B only	Brighter Mechanical	Allied Plumbing
Engineering	\$10,640.00	\$8,911.35
Backflow Valves (City requirement)	\$8,400.00	\$8,400.00
Repiping (Including drywall/paint)	\$142,280.00	\$127,593.90
TOTAL (Building B only)	\$161,320.00	\$144,905.25

Note: Building's A and C are approximately 1/3rd smaller than Building B shown above.

Cypress Point BUILDING A+B+C	Brighter Mechanical	Allied Plumbing
Building A (Total)	\$107,547.00	\$96,603.00
Building B (Total)	\$161,320.00	\$144,905.00
Building C (Total)	\$107,547.00	\$96,603.00
GRAND TOTAL FOR ALL	\$376,414.00	\$338,111.00

If we were to use either of these two companies, the full amount would have to be paid upfront resulting in an assessment being charged to the owners. With the Hytec Water Management System, the payments are spread out over time. For the first 66 months (5.5 yrs.) we would be paying \$1988.57 per month (for all three buildings) or \$23,862.84 per year. The payments drop after 66 mos. to \$1175.33 or \$14,103.96. After 20 years we would have paid \$335,753.04 which is less than either of the quotes from Brighter Mechanical and Allied. In the future, if there are improvements or upgrades made to our system they would be at no extra cost to us.

Council members were able to tour several other strata buildings that have the Hytec system in place. We tasted the water and it was very good. Water test measurements were demonstrated to us at these locations to compare with our building. Our building has a noticeably higher copper content in the water because of the deteriorating copper pipes.

After carefully considering our options, the Strata Council would like to install the Hytec Water Management System. The main reasons are as follows:

1. Paying for the Hytec system over time would mean no re-piping assessment for the owners. It would mean that we could plan and save for other high cost projects such as replacing our 30+ year old carpeting and finishing the un-remediated areas of Bldg. B and C.
2. The ease with which the Hytec system can be installed means no long periods where ceilings are ripped apart, hallways obstructed with workers and equipment and water having to be shut off for varying lengths of time over a period of months.

Please review the attached technical documentation for detail and/or type the following internet address into your browser (It has a video you can watch): www.hytecwater.com.

If you have any concerns, we encourage you to ask questions at the AGM as a Hytec representative will be making a short presentation. If you are not attending the AGM and plan to provide your vote by proxy, then you may email your questions in advance.

RESOLUTION "G"

RESOLUTION OF THE STRATA CORPORATION THE OWNERS, STRATA PLAN NW2050

Whereas, the Strata Council would like to install the Hytec Water Management System in all three buildings, therefore the following is a Resolution duly passed by the Strata Corporation 'The Owners, Strata Plan NW2050', on the _____ day of _____, 2014.

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

The Owners of Strata Plan NW2050 approve the installation of the Hytec Water Management System in all three buildings in the amount of \$1,988.57 per month or \$23,862.84 per year for sixty six (66) months to be paid from the CRF Repiping Fund for 2015 and from the operating budget thereafter. The cost after 66 months reduces to \$1,175.33 per month or \$14,103.94 per year

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____ 2014 in the presence of:

Strata Council Member

Strata Council Member

INSTRUCTION FOR COMPLETING A PROXY

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

CO-OWNERS

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

PROXIES MAY BE:

Brought to the meeting in person by the appointee;

Faxed/mailed to:

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

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

Delivered to a council Member any time prior to the meeting

**COMPLETED PROXIES SHOULD BE RECEIVED NO LATER THAN 4: 00 P.M.
BY MAIL/FAX ON AND NO LATER THAN 7:00 P.M. IN PERSON AT THE
MEETING ON December 4, 2014.**

PROXY APPOINTMENT

RE: SUITE # _____ STRATA LOT# _____

Strata Plan NW2050, Cypress Point ABC

7511, 7531, 7651 Minoru Blvd.

Richmond, B.C. V6Y 1Z3

I/We hereby appoint _____ as my/our proxy to vote on my/our behalf at the Annual General Meeting of the Owners of Strata Plan NW2050 to be held on December 4, 2014.

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

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 _____ 2014

CYPRESS POINT RAFFLE

DATE: WEDNESDAY, DECEMBER 4TH, 2014

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 AGM.

RAFFLE BALLOT

NAME: _____

SUITE #:_____