

**NOTICE OF
ANNUAL GENERAL MEETING**

**CYPRESS POINT ABC
STRATA PLAN NW 2050
Thursday, November 28, 2024**

**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 October 28, 2024

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 Thursday, November 28, 2024.

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

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

AGENDA

- 1) Call to Order
- 2) Certification of Proxies
- 3) Notice of Quorum
- 4) Proof of Notice of Meeting or Waiver of Notice
- 5) Introduction of the Head Table – Daryl Foster -Strata Advisor for CHOA, Audrey Montero, Administrator. Motion to elect Daryl Foster to chair the Annual General Meeting.
- 6) Approval of November 28, 2023, Annual General Meeting Minutes
- 7) Presidents Report for 2024 (included in AGM Package)
- 8) Treasurer's Report for 2024 (included in AGM Package)
- 9) Presentation and Approval of the Disposition of the 2024-year end and accumulated funds re Cypress Operating Account surplus/deficit.
- 10) Presentation of the 2025 Cypress Point ABC and Woodridge Shared Facilities Budgets
(As per the new agreement, the yearend surpluses / deficits are to be refunded / paid by no later than May 15th of the following year and the budgets issued by November 1st of each year)
- 11) Election of NW2050 Strata Council for 2025
- 12) Adjournment

**STRATA COUNCIL MEMBERSHIP 2024
CYPRESS POINT ABC
STRATA PLAN NW 2050**

Gordon Farrell
President

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

Murray Thompson
Vice President

Phone: 604 841 7365
Email: murthespur@shaw.ca

Carole Borthwick
Treasurer

Phone: 604 275 7231
Email: caroleborthwick@hotmail.com

Linda McLaren
Strata Council Member

Phone: 604 537 5340
Email: mclarlinda@gmail.com

Joanne Parkinson
Strata Council Member

Phone: 604 244 7191
E-mail: joanne50andfab@hotmail.com

Oliver St. Quintin
Strata Council Member

Phone: 604 290 3928
E-mail: oliverstq@gmail.com

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

Phone: 604 279 1554
Email: nw2050@telus.net
Email: cypresspoint@telus.net
Administrator: Audrey Montero

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

<p>Cypress Website is: https://cypresspointstrata.github.io/ Password for the minutes is their date in numeric form. e. g. August 17, 2024.pdf is 170824</p>
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2024 President's Message

Cypress Point - Strata NW2050

With majority consent from a 2023 AGM vote, the strata council installed 4 outdoor surveillance cameras. One camera monitors the entrance/exit driveway, and another camera monitors the outdoor visitor parking area. There are also outdoor cameras overlooking the pool area and the fire lane entrance between Cypress Point and Woodridge Estates. The Cypress Point bylaws provide information about the purpose/consent of cameras, how the video is stored and who will have access. Always be mindful of ensuring that access points to our buildings are closed and locked. Please report any broken or damaged entrance and exit ways to the administration office.

Please be considerate about 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 to an owner before issuing a monetary fine for an infraction.

Please remember that your balcony and/or roof-top deck are located above your neighbour's suite. A larger roof-top deck is above your neighbour's kitchen, living room or bedroom. Organized and reasonable amounts of well stored items such as patio furniture, 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.

Roof-top decks have very important rainwater drains and dryer vents. These cannot be covered with objects that are kept on the deck. 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 objects 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 must pay the costs from our contingency fund, which all 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.

There has been an exponential increase in deliveries to the occupants of our buildings. This comprises of deliveries of food and packages from Amazon or other vendors. There are two outdoor parking stalls that are designated for 20-minute loading zone parking. We have added new loading zone signs attached to steel posts to make it easier for delivery drivers to locate these parking stalls.

Please be considerate about disposing of your garbage and recycling materials. When your items are incorrectly placed in the wrong bins, the strata can be fined by the garbage and recycling collection agencies. These fines can add up to thousands of dollars over the period of a year. The Strata is endeavouring to avoid unnecessary expenses using Strata funds that we all contribute to.

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.

2024 – Treasurer’s Message

It’s hard to believe that we are nearing the end of 2024 and it is time for me to report to you on the state of our finances. A big plus this year was finally being able to obtain more than one quote for our strata property insurance resulting in us saving approximately \$27,000+ which will help with our bottom line when it comes to paying for the roof replacement project in 2025. As with any budget, we were over budget in some areas and under budget in others but thankfully, to date, being under in some areas cancelled out being over in others.

In Exterior Maintenance & Repairs, Code 6319, Exterior Repairs Mtnce., we were over budget after an owner noticed some bricks on the northwest corner of Bldg. A that looked like there were gaps between them so we had West Coast Building Restoration investigate. They removed the old bricks, inspected the bldg. envelope underneath, and, thankfully, found everything to be in order so new bricks replaced the old ones. The bill was \$5,040.

We were over budget in Landscaping & Grounds, Code 6446-0050, Parking Lot Maintenance as we had two more loading zones created, one in front of Bldg. C and the other in the parking area at the southwest corner of Bldg. A for \$1223.54. Also, due to the cold weather and all the snow that fell last winter, the bill for Snow Removal, Code 6455, was over budget by approximately \$4,000.

We were over budget in Interior Maintenance & Repairs, For Code 6521-1000, Fire Test & Equipment Repair, we will potentially be over budget by \$7,000 due to our expired smoke detector replacement project which will be ongoing in 2025.

In Utilities, Code 6578-2000, we were over budget by \$10,000 as a result of Waste Connections of Canada increasing our monthly payments. Audrey is in the process of looking into the possibility of changing companies with the hope that our monthly charges will be lower or at least stable.

As mentioned above, the major saving for 2024 was from a significant decrease in our strata property insurance premium of approximately \$27,000. Other areas of note that we are expecting to come under budget are in Exterior Repairs & Maintenance, Code 6319-0150, Skylight Maintenance \$3,000 and Code 6319-0250, Parkade and Garage Doors \$2,800. Interior Maintenance & Repair, Code 6510-0017, General Interior Repairs, is under budget by \$10,500. We budgeted \$15,000 for Interior Maintenance & Repair, Code 6510-0017, General Interior Repairs because of the proposed repairs to three suites involved in the rerouting of piping for easier access for a cleanout access point. In the meantime, a new plan has been proposed and voted on which will only involve drywall and upgrading of the piping in the Games Room with the clean out access moved to the outside. The work is tentatively scheduled for some time in November. So far this year, we are under budget by \$2,300 in Doors, Code 6510-0510.

We have a surplus of over \$7,000 in our Shared Facilities Budget which we will be using to pay for a new treadmill and other new equipment for the Gym. We will also be buying a new dishwasher for the Lounge as the old one is malfunctioning.

When Audrey and I were balancing the 2024 Operating Budget, we were relieved to see that if things run smoothly for the rest of the year, we will end up with a significant surplus at the end of December 2024 which we would like to put back into the Contingency Reserve Fund to help pay for the roof replacement project. It is projected that we will have approximately \$1,250,000 in the Contingency Reserve Fund by the end of 2024. Also, I am happy to let you know that there is no proposed increase in your monthly strata fees for 2025.

I look forward to seeing you at the AGM

Carole Borthwick,
Treasurer – NW2050

Insured: The Owners Of Strata Plan NW2050, Cypress Point
Policy Period: **From:** August 1, 2024 **To:** August 1, 2025
Location(s): 7511, 7531, 7651 Minoru Boulevard, Richmond, BC V6Y 1Z3

Property Policy Number: CMW M2830
Effective: August 1, 2024

Description Of Coverages	Limits Of Liability	Deductibles
Property of Every Description – Per Occurrence, Form No. CMWM-APRIL-2023, Appraisal: Jul 1, 2024, Year of Cycle: 1	\$37,808,000.	\$10,000.
Business Interruption	Not Covered	
All Risks (All Losses Deductible)		\$10,000.
Earthquake – Annual Aggregate	\$37,808,000.	20%, Minimum \$250,000.
Flood – Annual Aggregate	\$37,808,000.	\$100,000.
Water Damage		\$25,000.
Sewer Backup		\$25,000.
Exterior Glass Breakage - Frame Construction		\$250.
Exterior Glass Breakage - All Other Construction		\$1,000.
Commercial Glass Breakage		\$1,000.
Canopy Glass Breakage		\$1,000.
Master Key Coverage		\$2,500.
Lock and Key Coverage		\$2,500.
Illegal Drug Activity		\$50,000.
All Losses arising from Vacant Units		\$25,000.
Equipment Breakdown - By-laws Included	\$37,808,000.	\$1,000.
Business Interruption - Loss of Profits (Gross Rentals)	Not Covered	
Included Debris Removal; \$500,000 Water Damage; \$500,000 Ammonia Contamination; \$500,000 Hazardous Substances; \$500,000 Professional Fees; \$100,000 Contingent Business Interruption; \$100,000 Brands And Labels; \$100,000 Fungus Clean Up Or Removal Coverage; \$100,000 Service Interruption; \$250,000 Extra Expense; \$1,000,000 Expediting Expense	Included	
General Liability – Bodily Injury, Personal Injury and Property Damage Liability – Each Accident or Occurrence	\$10,000,000.	*\$1,000.
Products and Completed Operations – Aggregate Limit	\$10,000,000.	
Non-Owned Automobile	\$10,000,000.	
Advertising Injury Liability	\$10,000,000.	
Medical Payments – Each Person	\$50,000.	
Tenants' Legal Liability – Any One Premises	\$500,000.	\$1,000.
Voluntary Compensation Extension – Strata Volunteers Coverage (Weekly Indemnity of 2/3 of Employee's Weekly Wage, but not exceeding \$500/week & set at \$500/week for Volunteer Workers)	\$50,000.	
Strata Corporation Directors & Officers Liability - Annual Aggregate - Claims Made	\$5,000,000.	Nil
Discrimination Defense Costs	Included	
Employment Practices Liability	Included	
Broad Form Money & Securities - Loss Inside & Outside Premises, Depositors Forgery, Fraud, Theft, Robbery or Burglary	Not Covered	
Employee Dishonesty, Coverage – Form A	Not Covered	
Pollution Liability – Each Pollution Event, Including Bodily Injury or Property Damage and Clean-up Costs	\$1,000,000.	\$10,000.
Aggregate (Master) Policy Limit	\$5,000,000.	
Terrorism and Sabotage Coverage	\$500,000.	\$2,500
Group Accident & Business Travel (Volunteer Accident Coverage)	\$100,000.	7 Day Waiting Period
Principal Sum - \$100,000 Weekly Accident Indemnity - \$500 (maximum 52 weeks)		
Accident Expenses - various up to \$15,000. (please see wording) Dental Expenses \$5,000.		
Intellect Privacy & Data Breach		Nil.
Liability	\$100,000.	
Expense	\$50,000.	
Earthquake Deductible Buy-Down Coverage – Annual Aggregate	Not Covered	

Conditions – Property

- All Risks of direct physical loss or damage to property described at Location(s) of Risk shown above.
- Basis of Loss Settlement – Replacement Cost including by-laws
- Valuation Basis – Stated Amount
- Extended Replacement Cost – Not Covered
- Any Property additions, renovations or installation work will be subject to a limit of 15% of the insured value, with a maximum of \$1,000,000.

Conditions – General Liability

- *\$1,000. Bodily Injury Deductible shall be waived on the first bodily injury loss/claim if there is no prior bodily injury loss within 5 years from the effective date of the coverage term

Notable Exclusions & Endorsements

- See Schedule of Forms
- Property Cyber and Data Endorsement / Property & Equipment Breakdown Communicable Disease Exclusion / Virus, Bacteria or Microorganism Exclusion / Declaration of Emergency Endorsement

E&OE This document does not form part of the policy. For more specific details, please refer to the actual policy wordings.

700-2025 Willingdon Avenue , Burnaby, BC V5C 0J3 T (604) 294-3301 F (604) 294-3003 TF (800) 263-3313



Frequently Asked Questions

Q. The Strata Corporation carries insurance, why do I also need a Unit Owners/Tenants Policy?

A. An owner and tenant are responsible for obtaining insurance coverage to cover risks that are not covered by the Strata Corporation's insurance policy.

Q. What does the Strata Corporation insurance include?

A. The intent of the Strata Corporation insurance is to cover the building as originally constructed by the developer.

Q. What is not covered by the Strata Corporation, which I should be insuring under a Unit Owners/Tenants Policy?

A. Your personal contents, any improvement or betterment since the original hand over from the developer, additional living expense to cover your relocation costs after a claim, your own personal liability for lawsuits and deductible assessment/loss assessment.

Q. How do I know whether my policy is for Full Replacement Cost Coverage?

A. Full Replacement Cost is included unless otherwise noted. If Property of Every Description and Equipment Breakdown have the same limits noted, then Full Replacement Cost is in effect.

Q. Why are deductibles increasing?

A. Increasing costs and frequency of claims have led to poor results for insurers in the strata class of business. In response to ongoing financial losses and an analysis of a strata's claims history, insurers are increasing deductibles to new minimum requirements.

Q. What is the definition of Sprinkler Discharge?

A. Sprinkler Discharge means activation, discharge and/or leakage of a sprinkler head, a component of the fire suppression system, unless directly resulting from fire, smoke, heat, or explosion. Sprinkler discharge is a type of water damage for which insurers sometimes require a higher deductible applied due to losses from this peril. If there is not a specific deductible noted for sprinkler discharge, insured losses would fall under the All Other Losses or Water Damage Deductible depending on proximate cause of loss.

Q. What is the definition of Vacant Unit?

A. A unit which is uninhabited at the time of loss, regardless of the presence of furnishings, due to all previous occupants having terminated their residence without intention of lawfully returning and no new occupants having taken up lawful residence.

Q. What is the definition of Illegal Drug?

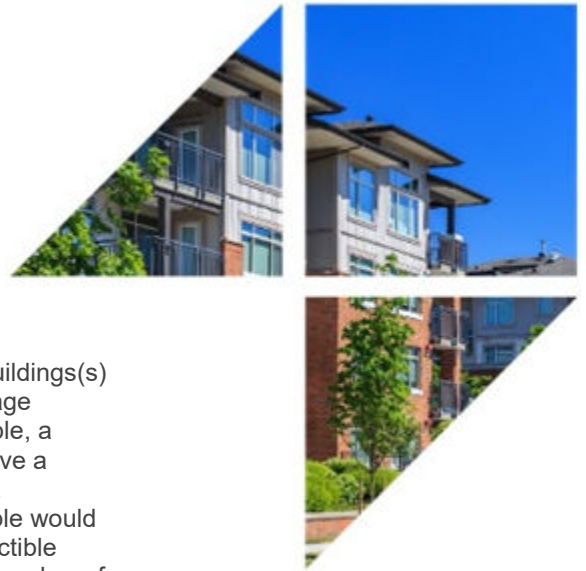
A. Illegal Drug Activity means any activity relating to either the growing, cultivation, harvesting, manufacturing, distribution or sale of any non-prescription controlled substance or substances enumerated in Schedule (Section 2) of the federal Controlled Drugs and Substances Act Narcotic Control Regulations C.R.C., c 1041 (an amended from time to time), whether or not the Named Insured is aware of such activity. Often, Illegal Drug Activity is excluded entirely from insurance, but coverage is afforded under our policy.

Q. What is the definition of Flood?

A. Flood means tsunami, waves, tides, tidal waves or the rising of, the breaking out or the overflow of any body of water whether natural or manmade. For purpose of strata insurance, owners cannot cause a flood (i.e. this is not a potential strata owner deductible assessment). The Flood deductible would be funded by all owners based upon unit entitlement if assessment was required.

Q. What is the definition of Wildfires of Note?

A. Wildfires of Note means "wildfires which are highly visible or which pose a potential threat to public safety". The Wildfire deductible would be funded by all owners based upon unit entitlement if assessment was required.



Q. What is my portion of the Earthquake deductible?

- A. The earthquake deductible is applied as a percentage of the value of the buildings(s) damaged. The earthquake deductible minimum only applies if the percentage deductible is lower than the minimum stated, which is very rare. For example, a \$10,000,000. building with a 20% deductible, minimum \$250,000, would have a deductible of \$2,000,000. (20% of \$10,000,000. with minimum of \$250,000. irrelevant). Any special assessment to fund the strata earthquake deductible would be based upon unit entitlement. To calculate the average earthquake deductible assessment to each owner, divide the strata earthquake deductible by the number of units. Using above example, if there were 100 units, the average assessment to each owner would be \$20,000. (\$2,000,000. / 100).

Q. What is Deductible Assessment/Loss Assessment?

- A. Most Strata Corporation bylaws allow the Strata Corporation to assess the deductible to the source unit owner. Therefore it is imperative all owners have personal insurance coverage to fund such as assessment in the event the strata loss results from their unit. Owners should carry coverage to the highest potential deductible assessment figure which is typically the water damage deductible or sprinkler discharge deductible, if higher.

Q. What about damage below the Strata Corporation deductible?

- A. While the Strata Property Act requires the Strata Corporation to maintain insurance, the Act does not contain a duty to repair the strata lot. This means that if damage to the Strata Corporation property is below the deductible, all unit owners will typically be responsible for repairing their own units. Moreover, you can be responsible to repair your unit even if the damage is caused by another unit or common property. It is imperative that you have insurance to cover repairs to your unit below the strata deductible, and this coverage is often referred to as Unit Additional Protection under a personal insurance policy.

Q. How do I find Deductible Assessment/Loss Assessment Insurance?

- A. Get in touch with your current personal insurance provider to get this necessary coverage, share the Summary of Coverage document outlining the Strata Deductibles.

Q. My personal insurer cannot match the policy deductibles.

- A. Each personal insurer has different stipulations and limitations. Ask your broker for advice on other potential options. Acera Insurance Services Ltd. is also proud to launch our new Deductible Assessment Buy Up program for unit owners at /deductible-coverage.

Q. What else can I do?

- A. Preventing claims is always best, and not limited to but include that you check and replace your supply lines, know where your water shut off valves are located, consider water leak detectors, perform regular and preventative maintenance, never leave your appliances running while away from home, and consider installing sprinkler cages.

Balance Sheet (Accrual)
CYPRESS POINT - 12 (nw2050)
August 2024

Page 1
9/23/2024
11:25 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	7,863.91
1025-0000	Bank - Westminster - Contingency	608,440.55
1025-0030	Bank - Exterior Building	69,898.28
1027-0001	Bank - Carpet Levy	622.15
1028-0023	Bank - Remediation Project	363,543.61
1028-0024	Bank - Repipe Fund	81,945.74
1039-0000	Bank - Boiler Levy	51,610.92
1111-0100	Due (to) from CP Shared Facility	8,540.86
1200-0000	Prepaid Insurance	13,228.08
1300-0000	Accounts Receivable	5,320.92
TOTAL ASSETS		<u>1,211,520.02</u>

LIABILITIES

2010-0000	Accounts Payable	12,532.52
2012-0000	Receiver General	-218.14
2012-2500	Accrued Expenses	3,841.00
2170-0000	Vacation Payable	1,424.89
2250-0000	Pre-Paid Fees	180.02
TOTAL LIABILITIES		<u>17,760.29</u>

OWNERS EQUITY

RESERVES

3300-0000	Contingency Fund	586,725.22
3300-0198	Surveillance System Fund	5,000.00
3304-0000	Interest on Contingency	21,551.59
TOTAL RESERVES		<u>613,276.81</u>

3402-3994	REPIPING FUND	
3402-3995	Repipe Fund	185,728.09
3402-3997	Repipe Fund Expenses	-103,782.35
3402-3999	TOTAL REPIPING FUND	<u>81,945.74</u>

3420-0035	BOILER LEVY	
3420-0036	Boiler Levy Income	22,763.99
3420-0037	CRF Contribution	28,846.93
3420-0041	TOTAL BOILER LEVY	<u>51,610.92</u>

3430-0025	CARPET REPLACEMENT LEVY	
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Date: 09/23/2024
Accountant: [Signature]
Property Manager: [Signature]
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3430-0026	Carpet Replacement Assessment	133,298.78
3430-0028	Carpet Replacement Expenses	-132,676.63
3430-0030	CARPET REPLACEMENT TOTAL	<u>622.15</u>
3432-0049	EXTERIOR BUILDING	
3432-0050	Exterior Building Fund	131,797.19
3432-0052	Exterior Building Expenses	-61,898.91
3432-0054	TOTAL EXTERIOR BUILDING	<u>69,898.28</u>
3432-0064	FUTURE REMEDIATION PROJECT	
3432-0065	Future Remediation Project Income	974,024.41
3432-0066	Future Remediation Project Expenses	-610,480.80
3432-0069	TOTAL FUTURE REMEDIATION PROJECT	<u>363,543.61</u>
3500-0000	Net Income - Prior Years	-12,019.32
3510-0000	Net Income - Current Year	24,881.54
	TOTAL OWNERS' EQUITY	<u>1,193,759.73</u>
	TOTAL LIABILITIES AND EQUITY	<u>1,211,520.02</u>

Budget Comparison (Accrual) CYPRESS POINT - 12 (nw2050) August 2024

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
INCOME								
4010-0000	Strata Fees	57,426.95	57,426.79	0.16	459,415.60	459,414.32	1.28	689,121.43
4016-0000	Bank Interest Income	64.73	208.33	-143.60	1,233.46	1,666.64	-433.18	2,500.00
4016-0020	Sundry Income	20.00	166.67	-146.67	600.00	1,333.36	-733.36	2,000.00
4020-0000	Late Fees	0.00	0.00	0.00	100.00	0.00	100.00	0.00
4022-0000	Move in/out	0.00	0.00	0.00	700.00	0.00	700.00	0.00
	TOTAL	57,511.68	57,801.79	-290.11	462,049.06	462,414.32	-365.26	693,621.43
4034-3000	Bylaw Fines/Late Fees	0.00	0.00	0.00	-50.00	0.00	-50.00	0.00
	TOTAL	0.00	0.00	0.00	-50.00	0.00	-50.00	0.00
OTHER								
4057-0000	Parking	1,090.00	625.00	465.00	4,683.00	5,000.00	-317.00	7,500.00
4057-1000	Laundry Income	0.00	66.67	-66.67	469.96	533.36	-63.40	800.00
4058-0000	Lockers	660.00	660.00	0.00	5,340.00	5,280.00	60.00	7,920.00
4059-0000	EV Charging	30.00	60.00	-30.00	240.00	480.00	-240.00	720.00
	TOTAL OTHER	1,780.00	1,411.67	368.33	10,732.96	11,293.36	-560.40	16,940.00
	TOTAL INCOME	59,291.68	59,213.46	78.22	472,732.02	473,707.68	-975.66	710,561.43
TOWNHOUSE EXPENSES								
6318-0010	Gutter, Drains & Sewers	0.00	191.67	191.67	855.75	1,533.36	677.61	2,300.00
6319-0000	Exterior Maintenance	0.00	291.67	291.67	8,032.85	2,333.36	-5,699.49	3,500.00
6319-0050	Chimney Cleaning	0.00	208.33	208.33	0.00	1,666.64	1,666.64	2,500.00
6319-0100	Dryer Vent Cleaning	1,202.04	266.67	-935.37	1,202.04	2,133.36	931.32	3,200.00
6319-0150	Window/Skylight Mtnce	0.00	291.67	291.67	0.00	2,333.36	2,333.36	3,500.00
6319-0200	Exterior Window Washing	0.00	183.33	183.33	2,120.11	1,466.64	-653.47	2,200.00
6319-0250	Parkade & Garage Doors	0.00	358.33	358.33	294.00	2,866.64	2,572.64	4,300.00
6321-0000	Exterior Painting	0.00	41.67	41.67	0.00	333.36	333.36	500.00
6323-0000	Roof Maintenance	0.00	833.33	833.33	3,879.14	6,666.64	2,787.50	10,000.00
	TOTAL OPERATING EXPS. - T.H.	1,202.04	2,666.67	1,464.63	16,383.89	21,333.36	4,949.47	32,000.00
COMMON EXPENSES								
LANDSCAPING & GROUNDS								
6415-0000	Landscape Contract	2,394.00	2,416.67	22.67	23,052.75	19,333.36	-3,719.39	29,000.00
6430-0025	Ground/Garden Supplies	0.00	83.33	83.33	0.00	666.64	666.64	1,000.00
6435-0000	Plant Replacement & Imp-Ground	0.00	416.67	416.67	1,743.00	3,333.36	1,590.36	5,000.00
6435-0050	Landscaping Upgrade	0.00	250.00	250.00	0.00	2,000.00	2,000.00	3,000.00
6436-0000	Pest Control	0.00	166.67	166.67	917.25	1,333.36	416.11	2,000.00
6440-0000	Irrigation System	0.00	183.33	183.33	2,264.59	1,466.64	-797.95	2,200.00
6442-0000	Hydrants	0.00	14.58	14.58	0.00	116.64	116.64	175.00
6446-0050	Parking Lot Maintenance	0.00	250.00	250.00	5,838.29	2,000.00	-3,838.29	3,000.00
6455-0000	Snow Removal	0.00	250.00	250.00	6,594.00	2,000.00	-4,594.00	3,000.00
	TOTAL LANDS. & GROUNDS	2,394.00	4,031.25	1,637.25	40,409.88	32,250.00	-8,159.88	48,375.00
REPAIR & MAINTENANCE- GENERAL								
6510-0017	General Interior Repair	0.00	1,250.00	1,250.00	3,835.75	10,000.00	6,164.25	15,000.00
6510-0150	Doors	0.00	250.00	250.00	358.98	2,000.00	1,641.02	3,000.00
6510-0210	R & M - Electrical	2,487.45	66.67	-2,420.78	2,887.45	533.36	-2,354.09	800.00
6510-0405	Water Leaks - Buildings	0.00	250.00	250.00	8,620.65	2,000.00	-6,620.65	3,000.00
6510-0410	R & M - Plumbing	0.00	500.00	500.00	1,204.09	4,000.00	2,795.91	6,000.00
6510-2025	Hytec Water System	1,175.33	1,250.00	74.67	9,402.64	10,000.00	597.36	15,000.00
6510-4001	Elevator	2,007.39	775.00	-1,232.39	8,048.67	6,200.00	-1,848.67	9,300.00
6511-0125	Laundry Machine Replacement	0.00	16.67	16.67	0.00	133.36	133.36	200.00
6521-1000	Fire Equipment Maint.	0.00	416.67	416.67	5,581.62	3,333.36	-2,248.26	5,000.00
6522-0000	Carpet Cleaning	0.00	16.67	16.67	0.00	133.36	133.36	200.00
6530-1000	Janitorial	1,447.00	1,458.33	11.33	8,820.28	11,666.64	2,846.36	17,500.00
6535-2150	Locks & Keys	0.00	375.00	375.00	1,769.54	3,000.00	1,230.46	4,500.00
6566-0000	Light Bulbs	0.00	41.67	41.67	0.00	333.36	333.36	500.00
	TOTAL REPAIR & MAINT.	7,117.17	6,666.68	-450.49	50,529.67	53,333.44	2,803.77	80,000.00
UTILITIES								

		MTD Actual	MTD Budget	\$ Var	YTD Actual	YTD Budget	\$ Var	Annual
6576-0000	Electricity	1,104.11	2,083.33	979.22	12,608.96	16,666.64	4,057.68	25,000.00
6578-2000	Garbage & Recycling	3,254.36	2,000.00	-1,254.36	22,926.21	16,000.00	-6,926.21	24,000.00
6581-0000	Gas	0.00	2,083.33	2,083.33	10,901.99	16,666.64	5,764.65	25,000.00
	TOTAL UTILITIES	4,358.47	6,166.66	1,808.19	46,437.16	49,333.28	2,896.12	74,000.00
	RECREATION CENTRE - COMMON							
6710-3000	Shared Facility-Woodridge	585.33	1,597.16	1,011.83	4,682.64	12,777.28	8,094.64	19,165.88
6710-4000	Shared Facility-Cypress	2,937.80	2,937.80	0.00	23,502.40	23,502.40	0.00	35,253.55
	TOTAL OPER. EXPS-REC. CENTRE	3,523.13	4,534.96	1,011.83	28,185.04	36,279.68	8,094.64	54,419.43
	SALARIES & BENEFITS							
6870-0050	Wages - Administrator	2,750.00	2,666.67	-83.33	19,595.95	21,333.36	1,737.41	32,000.00
6870-0060	Wages - Assist Administrator	0.00	333.33	333.33	1,560.38	2,666.64	1,106.26	4,000.00
6870-0075	Wages - Shared Fac Contribution	-720.00	-720.00	0.00	-5,760.00	-5,760.00	0.00	-8,640.00
6875-0000	Payroll Costs	320.18	375.00	54.82	2,401.92	3,000.00	598.08	4,500.00
	TOTAL SALARIES & PAYROLL COSTS	2,350.18	2,655.00	304.82	17,798.25	21,240.00	3,441.75	31,860.00
6921-0000	Tel/Fax/Cell - Office	100.00	183.33	83.33	1,663.24	1,466.64	-196.60	2,200.00
	ADMINISTRATION							
6970-0000	AGM Expenses - Admin.	0.00	50.00	50.00	0.00	400.00	400.00	600.00
6980-0000	Legal Expenses	0.00	16.67	16.67	0.00	133.36	133.36	200.00
6983-0000	Office Equipment	0.00	16.67	16.67	129.17	133.36	4.19	200.00
6984-0000	Postage and Printing	40.99	50.00	9.01	437.96	400.00	-37.96	600.00
6984-0050	Office Supplies	0.00	41.67	41.67	0.00	333.36	333.36	500.00
6984-0100	Courier Service	0.00	33.33	33.33	78.89	266.64	187.75	400.00
6985-0000	Insurance Appraisal	0.00	125.00	125.00	1,102.50	1,000.00	-102.50	1,500.00
6990-0000	Insurance Premiums	9,863.86	16,729.17	6,865.31	123,218.71	133,833.36	10,614.65	200,750.00
6993-0000	Professional Fees	0.00	58.33	58.33	554.40	466.64	-87.76	700.00
6994-0000	Dues & Subscriptions	0.00	58.33	58.33	0.00	466.64	466.64	700.00
6995-0001	WorkSafe BC	0.00	8.33	8.33	28.49	66.64	38.15	100.00
7000-0000	Management Fees	704.75	704.75	0.00	5,638.00	5,638.00	0.00	8,457.00
7025-0000	Bank Charges	13.00	16.67	3.67	92.00	133.36	41.36	200.00
7050-0000	Miscellaneous	0.00	12.50	12.50	0.00	100.00	100.00	150.00
7051-0000	Statutory Financial Review	0.00	20.83	20.83	229.95	166.64	-63.31	250.00
7051-0500	Contingency Transfer	3,950.00	3,950.00	0.00	31,600.00	31,600.00	0.00	47,400.00
7051-0515	Repipe Reserve	1,250.00	1,250.00	0.00	10,000.00	10,000.00	0.00	15,000.00
7051-0520	Exterior Bldg Reserve	833.33	833.33	0.00	6,666.64	6,666.64	0.00	10,000.00
7051-0525	Remediation Reserve	8,333.33	8,333.33	0.00	66,666.64	66,666.64	0.00	100,000.00
	TOTAL ADMINISTRATION EXPENSES	25,089.26	32,492.24	7,402.98	248,106.59	259,937.92	11,831.33	389,907.00
	TOTAL COMMON EXPENSES	44,832.21	56,546.79	11,714.58	431,466.59	452,374.32	20,907.73	678,561.43
	TOTAL EXPENSES	46,034.25	59,213.46	13,179.21	447,850.48	473,707.68	25,857.20	710,561.43
	NET INCOME (LOSS)	13,257.43	0.00	13,257.43	24,881.54	0.00	24,881.54	0.00

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

	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	Jan 1 2024 to Oct 22 2024
CONTINGENCY RESERVE FUND						
Contingency Reserve Balance (Beginning of Year)	\$ 291,209.58	\$ 353,435.55	\$ 429,413.17	\$ 422,254.36	\$533,244.08	\$591,590.15
Transfer to Contingency Reserve (Current Year)	\$ 33,333.30	\$ 29,999.97	\$ 33,333.30	\$ 43,450.00	\$35,550	\$39,500.00
Insurance Expense		\$ (48,151.09)	\$ (46,192.77)			
Monitor King Computer Services					(\$17,409)	(\$2,383.50)
Monitor King Computer Services						(\$1,029.00)
Monitor King Computer Services - shared facility portion	\$ (12,330.75)	\$ (14,488.67)		\$ 51,802.14		\$794.50
CRF resolution A	\$ (5,333.33)					(\$5,000.00)
CRF contribution to the boiler levy	\$ 17,566.04	\$ (937.86)	\$ (13,540.56)			(\$28,846.93)
Surveillance System Fund						\$5,000.00
Transfer remaining Special Levy		\$ 6,107.56				
Transfer remaining Fire Insurance Funds		\$ 8,113.98				
Contingency Reserve Interest & Service charges (est.)	\$ 6,627.74	\$ 3,310.81	\$ 1,963.44	\$ 7,977.53	\$20,532.04	\$23,996.04
TOTAL CONTINGENCY RESERVES (End of Period)	\$ 331,072.58	\$ 337,390.25	\$ 404,976.58	\$ 525,484.03	\$571,917.12	\$623,621.26
CRF (PIPING)						
Levy Reserve Balance (Beginning of Period)	\$ 64,774.72	\$ 52,606.35	\$ 43,664.12	\$ 46,493.18	\$63,006.98	\$69,119.29
Transfer to Levy Reserve (Current year - from Strata Fees)	\$ 2,000.00	\$ 1,800.00	\$ 2,000.00	\$ 13,750.00	\$11,250	\$12,500.00
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.)	\$ 1,333.85	\$ 454.74	\$ 318.39	\$ 1,031.89	\$2,824.74	\$3,167.21
Total CRF Piping	\$ 58,569.78	\$ 46,002.31	\$ 45,982.51	\$ 61,275.07	\$67,142.41	\$84,786.50
CRF (EXTERIOR BUILDING PROJECT)						
Levy Reserve Balance (Beginning of Period)	\$ 27,351.98	38,163.88	\$ 48,707.63	\$ 57,859.09	47789.4	\$60,790.39
Transfer to Levy Reserve (current Year - from Strata Fees)	\$ 8,333.30	7,499.97	\$ 8,333.30	\$ 9,166.63	7499.97	\$8,333.30
Transfer to Resolution						
West Coast Building-Water ingress test				\$ (1,365.00)		
Canstar Restoration - reconstruction services			\$ (1,351.62)			
Levy Reserve Interest (est.)	\$ 657.83	356.92	\$ 366.78	\$ 1,168.16	2147.85	\$2,730.96
Total CRF Exterior Building Project	\$ 36,343.11	46,020.77	\$ 56,056.09	\$ 66,828.88	57437.22	\$71,854.65
CRF (REMEDIATION PROJECT)						
Levy Reserve Balance (Beginning of Period)	\$ 384,833.18	\$ 485,576.37	\$ 559,409.76	\$ 377,061.53	172057.87	\$284,700.86
Transfer to Levy Reserve (Special Levy)	\$ 75,000.00	\$ 67,500.00	\$ 75,000.00	\$ 91,666.63	74999.97	\$83,333.30
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.)	\$ 8,776.15	\$ 4,431.12	\$ 4,142.78	\$ 3,514.50	8798	\$13,699.28
Total CRF Remediation Project	\$ 468,609.33	\$ 546,167.49	\$ 520,710.40	\$ 180,703.19	255778.38	\$381,733.44
CRF (Gutter Levy)						
Gutter Levy Fun					\$ 57,772.06	
Levy Service charges					-\$ 45.90	
Percision Gutters Ltd					-38458.54	
					\$ 19,267.62	
Carpet Replacement Assessment						
Levy Reserve Balance (Beginning of Period)		\$ 129,999.85	\$ 130,616.69	\$ 56,710.37	449.54	\$599.45
Island Carpet - carpet purchase			\$ (61,796.61)			
Levy Interest (est.)		\$ 316.12	\$ 810.03	\$ 1,061.72	141.38	\$25.25
Total Special levy		\$ 130,315.97	\$ 69,630.11	\$ 57,772.09	590.92	\$624.70
Boiler Replacement Assessment						
Levy Reserve Balance (Beginning of Period)						\$0.00
Boiler Replacement Levy						\$40,430.55
CRF Contribution to Levy						\$28,846.93
Transfer from Gutter Levy						(\$19,267.57)
Corona Plumbing-hot water boiler						(\$23,100.00)
Levy Interest (est.)						\$1,812.40
Total Special levy						\$28,722.31
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 2025

Operating Account		YTD	Projected to	Annual	Proposed Change	
INCOME	Code	31-Aug-24	31-Dec-24	For 2024	For 2025	Explanation
Strata Fees	4010	\$ 459,415.60	\$ 689,121.43	\$ 689,121.43	\$ 689,121.43	
Interest Income	4016	\$ 1,233.46	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	
Sundry Income	4016-0020	\$ 600.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	keys, fobs, remotes, minutes, oil tray
Move-in/Move-out Fees	4022	\$ 700.00	\$ 800.00	\$ -		
By-Law Fines/Late Fees	4034-3000	\$ 100.00	\$ 100.00	\$ -	\$ -	
Parking Fees	4057	\$ 4,683.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	
Laundry	4057-1000	\$ 469.96	\$ 700.00	\$ 800.00	\$ 800.00	
Lockers	4058	\$ 5,340.00	\$ 7,920.00	\$ 7,920.00	\$ 7,920.00	
Electrical Vehicle Charging	4059-0000	\$ 240.00	\$ 720.00	\$ 720.00	\$ 720.00	
Miscellaneous		-\$ 50.00	-\$ 50.00	\$ -	\$ -	
Total Revenues:		\$ 472,732.02	711,311.43	\$ 710,561.43	\$ 710,561.43	

EXPENSES

EXTERIOR MAINTENANCE & REPAIRS	Code	YTD 31-Aug-24	Projected to 31-Dec-24	Annual For 2024	Proposed Change For 2025	Explanation
Gutters, Drains & Sewers	6318-0010	\$ 855.75	\$ 1,500.00	\$ 2,300.00	\$ 2,300.00	Gutters/Out/Inside Drains
Exterior Repairs Mtnce	6319	\$ 8,032.85	\$ 8,032.85	\$ 3,500.00	\$ 5,269.60	
Bldg Envelope Mtnce	6319-0010	\$ -	\$ -	\$ -	\$ -	Professional Inspection/Repairs 2020
Chimney Cleaning	6319-0050	\$ -	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	
Dryer Vent Cleaning	6319-0100	\$ 1,202.04	\$ 1,202.04	\$ 3,200.00	\$ 3,200.00	
Window/Skylight Mtnce	6319-0150	\$ -	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	
Exterior Window Washing	6319-0200	\$ 2,120.11	\$ 2,120.11	\$ 2,200.00	\$ 2,200.00	includes skylights
Parkade & Garage Doors	6319-0250	\$ 294.00	\$ 1,500.00	\$ 4,300.00	\$ 4,300.00	
Signage	6319-0300	\$ -	\$ 500.00	\$ -	\$ 300.00	
Painting	6321	\$ -	\$ -	\$ 500.00	\$ 500.00	
Roof Repairs & Mtnce	6323	\$ 3,879.14	\$ 8,500.00	\$ 10,000.00	\$ 10,000.00	See note
Total Ext Mtnce Repairs		\$ 16,383.89	\$ 29,355.00	\$ 32,000.00	\$ 34,069.60	

LANDSCAPING & GROUNDS	Code	YTD 31-Aug-24	Projected to 31-Dec-24	Annual For 2024	Proposed Change 2025	
Landscaping Services	6415	\$ 23,052.75	\$ 29,000.00	\$ 29,000.00	\$ 34,000.00	Monthly Maintenance Service
Ground/Garden Supplies	6430-0025	\$ -	\$ 500.00	\$ 1,000.00	\$ 1,000.00	
Gardens - Shrubs/Trees	6435	\$ 1,743.00	\$ 3,000.00	\$ 5,000.00	\$ 5,000.00	Arborist, Tree Removal
Landscape Upgrades	6435-0050	\$ -	\$ 2,000.00	\$ 3,000.00	\$ 3,000.00	
Pest Control	6436	\$ 917.25	\$ 1,500.00	\$ 2,000.00	\$ 2,000.00	
Irrigation System	6440	\$ 2,264.59	\$ 4,500.00	\$ 2,200.00	\$ 4,500.00	
Hydrants	6442	\$ -	\$ 200.00	\$ 175.00	\$ 200.00	Annual Inspection & Maintenance
Parking Lot Mtnce	6446-0050	\$ 5,838.29	\$ 5,838.29	\$ 3,000.00	\$ 3,000.00	Power Wash Pkde
Snow Removal	6455	\$ 6,594.00	\$ 7,000.00	\$ 3,000.00	\$ 7,000.00	
Total Grounds & Gardens:		\$ 40,409.88	\$ 53,538.29	\$ 48,375.00	\$ 59,700.00	

INTERIOR MAINTENANCE & REPAIRS	Code	YTD 31-Aug-24	Projected to 31-Dec-24	Annual For 2024	Proposed Change For 2025	Explanation
General Interior Repair	6510-0017	\$ 3,835.75	\$ 5,500.00	\$ 15,000.00	\$ 10,000.00	
Doors	6510-0150	\$ 358.98	\$ 2,000.00	\$ 3,000.00	\$ 3,000.00	
Electrical/Lighting	6510-0210	\$ 2,887.45	\$ 3,000.00	\$ 800.00	\$ 800.00	
Water Leaks - Buildings	6510-0405	\$ 8,620.65	\$ 8,620.65	\$ 3,000.00	\$ 9,000.00	
Plumbing	6510-0410	\$ 1,204.09	\$ 4,000.00	\$ 6,000.00	\$ 6,000.00	
Hytec Water Mgmt.	6510-2025	\$ 9,402.64	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	New budget on 2020
Elevator Maintenance	6510-4001	\$ 8,048.67	\$ 10,000.00	\$ 9,300.00	\$ 13,500.00	
Laundry Machine Repair	6511-0125	\$ -	\$ -	\$ 200.00	\$ 200.00	
Fire Test & Equip Repair	6521-1000	\$ 5,581.62	\$ 12,000.00	\$ 5,000.00	\$ 12,500.00	
Carpet Cleaning	6522	\$ -	\$ 200.00	\$ 200.00	\$ 500.00	
Janitorial	6530-1000	\$ 8,820.28	\$ 15,000.00	\$ 17,500.00	\$ 19,700.00	
Locks, Keys & Remotes, Enterpho	6535-2150	\$ 1,769.54	\$ 4,500.00	\$ 4,500.00	\$ 5,500.00	
Light Bulbs	6566	\$ -	\$ 500.00	\$ 500.00	\$ 500.00	
Total Interior Maintenance		\$ 50,529.67	\$ 80,320.65	\$ 80,000.00	\$ 96,200.00	

UTILITIES	Code	YTD 31-Aug-24	Projected to 31-Dec-24	Annual For 2024	Proposed Change For 2025	Explanation
BC Hydro Electricity	6576	\$ 12,608.96	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	
Garbage & Recycle	6578-2000	\$ 22,926.21	\$ 34,389.32	\$ 24,000.00	\$ 37,500.00	
BC Hydro Gas	6581	\$ 10,901.99	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	
Total Utilities:		\$ 46,437.16	\$ 84,389.32	\$ 74,000.00	\$ 87,500.00	

RECREATION CENTER	Code	YTD 31-Aug-24	Projected to 31-Dec-24	Annual For 2024	Proposed Change For 2025	Explanation
Shared Facility	6710-3000	\$ 4,682.64	\$ 19,165.88	\$ 19,165.88	\$ 19,165.88	Contribution to Woodridge
Shared Facility	6710-4000	\$ 23,502.40	\$ 31,393.82	\$ 35,253.55	\$ 33,858.95	Contribution to Cypress
Total Shared Facilities		\$ 28,185.04	\$ 50,559.70	\$ 54,419.43	\$ 53,024.83	

Operating Budget for NW2050 For The Year 2025

SALARIES & BENEFITS	Code		YTD	to Dec 31, 2024	For 2024	For 2025	
Wages - Administrator	6870-0050	\$	19,595.95	\$ 32,000.00	\$ 32,000.00	\$ 32,000.00	
Temp Admin	6870-0060	\$	1,560.38	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	
Payroll - From SF	6875		-5,760.00	-8,640.00	-8,640.00	-8,640.00	
Payroll - Expenses	6875	\$	2,401.92	\$ 4,000.00	\$ 4,500.00	\$ 4,000.00	
Total Salaries		\$	17,798.25	\$ 31,360.00	\$ 31,860.00	\$ 31,360.00	

OFFICE EXPENSES			YTD	to Dec 31, 2024	For 2024	For 2025	
Tel / Cell - Office	6921	\$	1,663.24	\$ 2,300.00	\$ 2,200.00	\$ 3,000.00	Includes High Speed Internet

ADMINISTRATION			YTD	to Dec 31, 2024	For 2024	For 2025	
Audit	6965	\$	-	\$ -	\$ -	\$ -	Audit
Meetings & Misc	6970	\$	-	\$ 600.00	\$ 600.00	\$ 600.00	AGM Meeting SGM
Legal	6980	\$	-	\$ -	\$ 200.00	\$ 200.00	
Office Equipment	6983	\$	129.17	\$ 200.00	\$ 200.00	\$ 250.00	Monitor/key board
Photos/Postage	6984	\$	437.96	\$ 500.00	\$ 600.00	\$ 600.00	
Office Supplies	6984-0050	\$	-	\$ 500.00	\$ 500.00	\$ 500.00	
Courier	6984-0100	\$	78.89	150.00	\$ 400.00	\$ 250.00	
Insurance Decuctible	6985	\$	-				
Appraisals (Suncorp)	6985	\$	1,102.50	\$ 1,102.50	\$ 1,500.00	\$ 1,500.00	
Insurance Expense	6990	\$	123,218.71	\$ 165,562.87	\$ 200,750.00	\$ 159,000.00	
Professional Fees	6993	\$	554.40	\$ 831.60	\$ 700.00	\$ 700.00	Accounting Services / Payroll, Others
Dues & Subscriptions	6994	\$	-	\$ -	\$ 700.00	\$ 500.00	CHOA
Worksafe BC	6995-0001	\$	28.49	\$ 150.00	\$ 100.00	\$ 150.00	
Financial Management Fees	700-0000	\$	5,638.00	\$ 8,457.00	\$ 8,457.00	\$ 8,457.00	
Bank Admin Fees	7025	\$	92.00	\$ 138.00	\$ 200.00	\$ 200.00	
Miscellaneous	7050	\$	-	\$ 100.00	\$ 150.00	\$ 150.00	Illness, flowers, cards etc
Statutory Fin Review	7051	\$	229.95	\$ 229.95	\$ 250.00	\$ 250.00	
Total Admin Expenses:		\$	131,510.07	\$ 178,521.92	\$ 215,307.00	\$ 173,307.00	
Total Revenue		\$	472,732.02	\$ 711,311.43	\$ 710,561.43	\$ 710,561.43	
Total Operating Expenses		\$	332,917.20	\$ 510,344.88	\$ 538,161.43	\$ 538,161.43	
Balance Before Reserves		\$	139,814.82	\$ 200,966.56	\$ 172,400.00	\$ 172,400.00	
Transf to Contingency Fund	7051-0500	\$	31,600.00	\$ 47,400.00	\$ 47,400.00	\$ 47,400.00	CRF
Transf to CRF - Repiping	7051-0515	\$	10,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	Re-Piping Project
Transf to CRF - Ext. Bldg	7051-0520	\$	6,666.64	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	Exterior Building Project
Transf to CRF - Remediation	7051-0525	\$	66,666.64	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	Elevator Replacement/Roof replacement
Total Reserves		\$	114,933.28	\$ 172,400.00	\$ 172,400.00	\$ 172,400.00	
NET SURPLUS (DEFICIT)		\$	24,881.54	\$ 28,566.56	\$ 0.00	\$ 0.00	

Shared Facilities Woodridge (SFW)				
Final 2024 Operating Budget				
December 31st Year-end				
GL Code	Description	Actual to Dec 31, 2023	2023 Budget	Approved 2024 Budget
400000	REVENUES			
420000	Contribution - NW1942 Woodridge	9,344	9,344	9,344
420500	Contribution - NW1868 Ashford	4,241	4,241	4,241
421000	Contribution - NW2090 Cypress D	3,313	3,313	3,313
422000	Contribution - NW2050 Cypress	7,024	7,024	7,024
422500	Interest Income - Operating	5,862	1,000	1,000
441600	Miscellaneous Revenue	-	-	-
443500	Prior Year Surplus transfer to operating	119,324	119,324	112,922
499900	TOTAL REVENUES	149,108	144,246	137,844
500000	OPERATING EXPENSES			
510000	ADMINISTRATIVE EXPENSES			
511000	Management Fees	2,100	2,100	2,100
513000	Duplication / Postage / Courier	69	200	200
514200	Insurance Expense	14,169	14,000	15,500
529900	TOTAL ADMINISTRATIVE EXPENSE	16,337	16,300	17,800
530000	UTILITIES			
531100	Hydro / Electricity	1,359	1,500	1,500
539900	TOTAL UTILITIES	1,359	1,500	1,500
540000	BUILDING MAINTENANCE			
540800	Janitorial	6,410	6,000	6,000
559900	TOTAL BUILDING MAINTENANCE	6,410	6,000	6,000
580000	RECREATION CENTRE			
580500	Maintenance / Salaries	10,000	10,000	10,000
581500	General Maintenance	2,079	1,000	1,000
581650	Pool, Jacuzzi & Sauna	-	-	-
583300	Exercise Equipment	-	500	500
584400	Chemicals	-	-	-
584700	Cleaning / Supplies	-	200	200
589900	TOTAL RECREATION CENTRE	12,079	11,700	11,700
582200	POOL MAINTENANCE - ENGINEERING	-	108,746	100,844
		-	108,746	100,844
599900	TOTAL OPERATING EXPENSES	36,186	144,246	137,844
600000	BALANCE BEFORE RESERVES & OTHER TRANSFER	112,922	-	-
800000	NET OPERATING SURPLUS(DEFICIT)	112,922	-	-

Balance Sheet (Accrual)
CYPRESS POINT SHARED FACILITIES - 12 (nw2050sf)
August 2024

Page 1
9/23/2024
11:46 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	59,158.09
1200-0000	Prepaid Insurance	4,892.58
1300-0000	Accounts Receivable	<u>0.88</u>
TOTAL ASSETS		64,051.55

LIABILITIES

2010-0000	Accounts Payable	2,639.67
2040-0110	Due to Cypress PT-Shared Expenses	8,540.86
2250-0000	Pre-Paid Fees	<u>1,774.27</u>
TOTAL LIABILITIES		12,954.80

**OWNERS EQUITY
RESERVES**

3500-0000	Net Income - Prior Years	42,564.67
3500-0500	Prior Year-Adjustment	618.87
3510-0000	Net Income - Current Year	<u>7,913.21</u>
TOTAL OWNERS' EQUITY		51,096.75
TOTAL LIABILITIES AND EQUITY		64,051.55

Date: 09/23/2024
Accountant: [Signature]
Property Manager: [Signature]
Page 22 of 30

Budget Comparison (Accrual) **CYPRESS POINT SHARED FACILITIES - 12 (nw2050sf)** **August 2024**

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
INCOME								
4010-1000	Contribution - NW 1868 Ashford	1,774.08	1,774.08	0.00	14,192.64	14,192.64	0.00	21,289.01
4010-2000	Contribution - NW 2050 Cypress ABC	2,937.80	2,937.80	0.00	23,502.40	23,502.40	0.00	35,253.55
4010-3000	Contribution - NW 2090 Cypress D	1,385.85	1,385.85	0.00	11,086.80	11,086.80	0.00	16,630.17
4010-4000	Contribution - NW 1942 Woodridge	3,908.39	3,908.39	0.00	31,267.12	31,267.12	0.00	46,900.67
4016-0000	Bank Interest Income	261.75	11.67	250.08	1,945.82	93.36	1,852.46	140.00
4026-0500	Recreation Room Rental	0.00	41.67	-41.67	722.00	333.36	388.64	500.00
	TOTAL	10,267.87	10,059.46	208.41	82,716.78	80,475.68	2,241.10	120,713.40
	TOTAL INCOME	10,267.87	10,059.46	208.41	82,716.78	80,475.68	2,241.10	120,713.40
COMMON EXPENSES								
LANDSCAPING & GROUNDS								
6415-0005	Gardening	0.00	83.33	83.33	0.00	666.64	666.64	1,000.00
	TOTAL LANDS. & GROUNDS	0.00	83.33	83.33	0.00	666.64	666.64	1,000.00
REPAIR & MAINTENANCE- GENERAL								
6510-0000	Repair & Maintenance	5.89	250.00	244.11	149.99	2,000.00	1,850.01	3,000.00
6510-0405	Water Leaks - Buildings	0.00	41.67	41.67	0.00	333.36	333.36	500.00
6510-0410	R & M - Plumbing	0.00	41.67	41.67	0.00	333.36	333.36	500.00
6535-2150	Locks & Keys	0.00	41.67	41.67	576.45	333.36	-243.09	500.00
	TOTAL REPAIR & MAINT.	5.89	375.01	369.12	726.44	3,000.08	2,273.64	4,500.00
RECREATION CENTRE - COMMON								
6706-0000	Rec Centre-Mgmt Expense	720.00	720.00	0.00	5,760.00	5,760.00	0.00	8,640.00
6706-1000	Rec Centre-Mgmt Other	0.00	125.00	125.00	577.12	1,000.00	422.88	1,500.00
6710-1050	Recreation Room	0.00	91.67	91.67	798.06	733.36	-64.70	1,100.00
6710-2500	Games Room	0.00	41.67	41.67	0.00	333.36	333.36	500.00
6734-0000	Pool Maintenance	861.00	450.00	-411.00	7,540.84	3,600.00	-3,940.84	5,400.00
6736-0000	Pool Repairs	0.00	416.67	416.67	2,391.05	3,333.36	942.31	5,000.00
6740-0000	Pool Supplies & Chemicals-Rec.	751.07	208.33	-542.74	1,987.87	1,666.64	-321.23	2,500.00
6742-0000	Pool Permits	0.00	25.00	25.00	133.32	200.00	66.68	300.00
6750-0000	Cleaning Supplies-Rec. Centre	0.00	75.00	75.00	0.00	600.00	600.00	900.00
6764-0000	Electricity - Rec. Centre	1,511.07	308.33	-1,202.74	2,455.85	2,466.64	10.79	3,700.00
6765-0000	Gas - Rec. Centre	0.00	250.00	250.00	1,404.07	2,000.00	595.93	3,000.00
6770-0000	Janitor - Rec Centre	437.50	400.00	-37.50	3,212.50	3,200.00	-12.50	4,800.00
	TOTAL OPER. EXPS-REC. CENTRE	4,280.64	3,111.67	-1,168.97	26,260.68	24,893.36	-1,367.32	37,340.00
ADMINISTRATION								
6985-0000	Insurance Appraisal	0.00	25.00	25.00	0.00	200.00	200.00	300.00
6990-0000	Insurance Premiums	3,648.28	6,187.50	2,539.22	45,574.01	49,500.00	3,925.99	74,250.00
7000-0000	Management Fees	253.58	253.58	0.00	2,028.64	2,028.64	0.00	3,043.00
7025-0000	Bank Charges	13.00	10.87	-2.13	92.00	86.96	-5.04	130.40
7051-0000	Statutory Financial Review	0.00	12.50	12.50	121.80	100.00	-21.80	150.00
	TOTAL ADMINISTRATION EXPENSES	3,914.86	6,489.45	2,574.59	47,816.45	51,915.60	4,099.15	77,873.40
	TOTAL COMMON EXPENSES	8,201.39	10,059.46	1,858.07	74,803.57	80,475.68	5,672.11	120,713.40
	TOTAL EXPENSES	8,201.39	10,059.46	1,858.07	74,803.57	80,475.68	5,672.11	120,713.40
	NET INCOME (LOSS)	2,066.48	0.00	2,066.48	7,913.21	0.00	7,913.21	0.00

Cypress Point Shared Facilities Budget For The Year 2025

Cypress Point Shared Facilities Account

REVENUES	Code	YTD		Projected to	Budget	Annual	Explanation
		31-Aug-24	31-Dec-24	From 2024	For 2025		
Contribution - NW1868 Ashford	4010-1000	\$ 14,192.64	\$ 18,958.19	21,289.01	20,446.84	17.73% x (115,963.40 -500-140)	
Contribution - NW 2050 Cypress ABC	4010-2000	\$ 23,502.40	\$ 31,393.82	\$ 35,253.55	\$ 33,858.95	29.36%	
Contribution - NW2090 Cypress D	4010-3000	\$ 11,086.80	\$ 14,809.41	\$ 16,630.17	\$ 15,972.29	13.85%	
Contribution - NW1942 Woodridge	4010-4000	\$ 31,267.12	\$ 41,689.49	\$ 46,900.67	\$ 45,045.32	39.06%	
Interest Income	4016-0000	\$ 1,945.82	\$ 2,594.43	\$ 140.00	\$ 140.00		
Miscellaneous Income		\$ -	\$ 360.00	\$ -	\$ -		
Recreation Room Rental	4026-0500	\$ 722.00	\$ 785.00	\$ 500.00	\$ 500.00		Pavilion Lounge
Total Revenues:		\$ 82,716.78	\$ 110,590.34	\$ 120,713.40	\$ 115,963.40		

EXPENSES	Code	YTD		Projected to	Budget	Annual	Explanation
		31-Aug-24	31-Dec-24	From 2024	For 2025		
Gardening (pool area)	6415-0005	\$ -	\$ 800.00	\$ 1,000.00	\$ 1,000.00		
Pest Control	6436	\$ -	\$ -	\$ -	\$ 300.00		
General Maintenance	6510	\$ 149.99	\$ 1,500.00	\$ 3,000.00	\$ 3,000.00		
Electrical Repairs	6510-0210	\$ -	\$ 500.00	\$ -	\$ 500.00		
Water Leaks	6510-0405	\$ -	\$ -	\$ 500.00	\$ 500.00		
Plumbing	6510-0410		\$ 2,000.00	\$ 500.00	\$ 1,500.00		
Security Service	6510-4070	\$ -	\$ -	\$ -	\$ -		
Locks & Keys	6535-2150	\$ 576.45	\$ 1,000.00	\$ 500.00	\$ 1,000.00		
Recreation Centre Management Expense	6706	\$ 5,760.00	\$ 8,640.00	\$ 8,640.00	\$ 8,640.00		Admin payroll
Recreation Centre Management Other	6706-1000	\$ 577.12	\$ 1,000.00	\$ 1,500.00	\$ 1,000.00		
Exercise Room	6710-1050	\$ 798.06	\$ 1,100.00	\$ 1,100.00	\$ 4,000.00		
Games Room	6710-2500	\$ -	\$ 500.00	\$ 500.00	\$ 500.00		Clean up/equip. replacemt.
Pool Maintenance	6734	\$ 7,540.84	\$ 8,500.00	\$ 5,400.00	\$ 10,000.00		
Pool/Spa Repairs	6736	\$ 2,391.05	\$ 5,000.00	\$ 5,000.00	\$ 7,500.00		
Pool & Spa Chemicals	6740	\$ 1,987.87	\$ 2,486.69	\$ 2,500.00	\$ 2,500.00		
Pool Permits	6742	\$ 133.32	\$ 133.32	\$ 300.00	\$ 300.00		
Cleaning Supplies	6750	\$ -	\$ 900.00	\$ 900.00	\$ 900.00		
Electricity	6764	\$ 2,455.85	\$ 3,700.00	\$ 3,700.00	\$ 5,700.00		
Natural Gas	6765	\$ 1,404.07	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00		
Janitorial	6770	\$ 3,212.50	\$ 5,000.00	\$ 4,800.00	\$ 5,000.00		Games Room added
Audit	6965	\$ -	\$ -	\$ -	\$ -		
Insurance Appraisal	6985	\$ -	\$ 300.00	\$ 300.00	\$ 300.00		
Insurance Premiums	6990	45,574.01	61,235.53	\$ 74,250.00	\$ 55,500.00		
Financial Management Fees	7000	\$ 2,028.64	\$ 3,043.00	\$ 3,043.00	\$ 3,043.00		
Bank Charges	7025	\$ 92.00	\$ 130.00	\$ 130.40	\$ 130.40		
Statutory Financial Revision	7051	\$ 121.80	\$ 121.80	\$ 150.00	\$ 150.00		
Total Recreation Centre Expenses		\$ 74,803.57	\$ 110,590.34	\$ 120,713.40	\$ 115,963.40		

Total Operating Revenue	\$ 82,716.78	\$ 110,590.34	\$ 120,713.40	\$ 115,963.40	
Total Operating Expenses	\$ 74,803.57	\$ 110,590.34	\$ 120,713.40	\$ 115,963.40	
NET SURPLUS (DEFICIT)	\$ 7,913.21	-\$ 0.00	\$ -	\$ -	

Annual Operating Fund Cont.	538,161.43
Annual CRF Contributions	172,400.00
Total Strata Fees	<u>689,121.43</u>

Total Aggregate 9022

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2025 Monthly Operating Contributions	2025 CRF Contributions	2025 Total Monthly Fees
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
15	203-7511	82	0.009088894	391.37	130.58	521.95

Annual Operating Fund Cont. 538,161.43
Annual CRF Contributions 172,400.00
Total Strata Fees 689,121.43

Total Aggregate 9022

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
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

Annual Operating Fund Cont. 538,161.43
Annual CRF Contributions 172,400.00
Total Strata Fees 689,121.43

Total Aggregate 9022

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

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 THURSDAY, NOVEMBER 28, 2024.

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, 2024.

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

OWNERS SIGNATURE

OWNERS SIGNATURE

DATED THIS _____ **DAY OF** _____ **2024.**

CYPRESS POINT RAFFLE

DATE: NOVEMBER 28, 2024

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 #:_____