

**NOTICE OF
ANNUAL GENERAL MEETING**

**CYPRESS POINT ABC
STRATA PLAN NW 2050
Tuesday, December 13, 2016**

**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 October 25, 2016

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 13, 2016.

The Strata Council Members MAY ACT as your Proxy. A person who is **an employee** of the Strata Corporation, including a person providing Strata Management Services, **MAY NOT hold a Proxy.**

**STRATA COUNCIL MEMBERSHIP 2016
CYPRESS POINT ABC
STRATA PLAN NW 2050**

Gordon Farrell
President

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

Felix Zhang
Vice President

Phone: 778 297-1357
Email: felix1999@live.ca

Carole Borthwick
Treasurer

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

Lindsay Armstrong

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

Cyrus Pun

Phone: 604 773 7135
Email: cyruspun@gmail.com

Linda McLaren

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

Joanne Parkinson

Phone: 604 244 7191
E-mail: joanne5oandfab@hotmail.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: Audrey Montero

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. e. g. August 16, 2016.pdf is 160816
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2016 President's Message - Cypress Point - Strata NW2050

2016:

Last year at the AGM we had a majority vote to spend approximately \$22,000.00 to upgrade the electrical fixtures in all the common areas of our buildings to energy smart lighting. For the majority of the replacement upgrades this involved changing to LED lighting. The new lighting greatly improved the brightness and colour as compared with the old lighting types. Especially noticeable in the building lobbies, parking garages and outdoor lighting poles. The LED lights last many thousands of hours longer and use much less energy. The savings from on our electric bills are expected to pay for the cost of the upgrades in just under two years.

In 2015, during a roof inspection it was discovered that several dryer roof vents for various suites were not properly connected and aligned with the internal vent piping. This was causing hot and moist air from the dryers to blow inside of the roof area instead of going to the outside air. The roof itself was replaced more than a decade ago, so we don't know why this issue was not identified sooner. At the AGM last year we had a majority vote to spend approximately \$28,000.00 to repair these dryer vent roof vents on the north east corner of building B.

2017:

The games room is currently being cleaned up and we hope to reopen it for use early in the coming New Year. The room contains a pool table, foosball table, shuffleboard table and sitting tables for other types of card and board games. We are in the process of deciding on a protocol for owners and tenants that wish to book the room for use. The room was previously shutdown due to damage by people using the room. We also previously experienced missing game equipment and/or game damage. We are considering collecting a damage deposit prior to someone gaining access to use the games room.

We are in the process of reorganizing and updating our Strata Bylaws. Some of the bylaw content is not in line with the current Strata Property Act. Some of the content is not ordered or worded in a clear and straightforward manner. Updated bylaws will need to be accepted by a majority vote of owners at our 2017 Annual General Meeting. Once accepted, the revised copy of the updated Strata Bylaws will need to be registered with the Province of British Columbia.

A new bylaw item that needs to be addressed are short-term rentals. Short term rental definition as per CHOA Bulletin 200-127: A resident must not allow the strata lot to be used for short-term rental. In this bylaw, short-term rental means a rental or other arrangement to use a strata lot like a hotel, whether or not payment is received for the arrangement. Short-term rentals are a concern for security, liability and maintenance reasons. Examples are rentals or stays that may be arranged through AirBnb, VRBO or similar websites.

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, Cypress Point - Strata NW2050

2016 Treasurer's Message

We've had some ups and downs at Cypress this year with regards not only to our budget but in other areas as well. We were disappointed when Andrew gave his notice midway through May but were very happy that Audrey Montero was able to take over for him! She has been doing a good job, is very dedicated and keen on learning all there is to know about Cypress Point and how it functions.

Ups and downs are a normal part of a budget because, in the end, the amount allotted to each account is just an educated guess and unforeseen circumstances are always possible. Unfortunately, we've had a few of those in 2016, which will result in the probability of us having a deficit in our Operating Fund by the end of the year.

We are over budget in our Exterior Maintenance and Repairs account because we had to hire RJC to investigate the concerns of an owner who noticed excessive floor slopes within his unit. After RJC's structural inspection they believe that the slopes are pre-existing and may have occurred during construction. RJC recommends that we have the Bldg. C slab monitored twice a year for two years by a BC Land Surveyor.

We are under budget in our Landscaping and Grounds account but over in our Interior Maintenance account. Unfortunately, there was a slow leak in a water pipe connection which involved three suites to the tune of \$13,000.

The ceiling that had been open for so long on the first floor in Bldg. B was finally closed up last March.

I am extremely pleased to report that our Power smart electrical upgrade has resulted in savings of over \$5,000 in the first 9 months of 2016. I have included a spreadsheet showing what we paid monthly for electricity in 2015 and what we paid in 2016. We were told that it would make a significant difference and it has!

We have a surplus in our Shared Facilities account, which we will be using to upgrade some of our older equipment in the Exercise Room. Also, as Gord mentioned in his President's Message, we are opening up the Games Room soon and have been getting it up to par by repairing broken equipment and replacing missing equipment.

We were over in our Salaries and Benefits account due to the unexpected change in Administrators.

With regards to the future, we are proposing an increase in strata fees of approx. \$15.00/unit/month. The rationale behind this increase is to cover the costs in our Operating Budget and raise our contribution to the Future Remediation Project portion of our CRF to \$80,000 in 2017. The fact is that the more we can save now the better off we will be when it becomes necessary to complete the unremediated sections of Buildings B and C. Attached is a copy of the RJC estimate we received last December on which you will note that the total cost, at that time, would be \$1,700,000.

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

We are hoping that all goes well for us at Cypress Point in 2017!

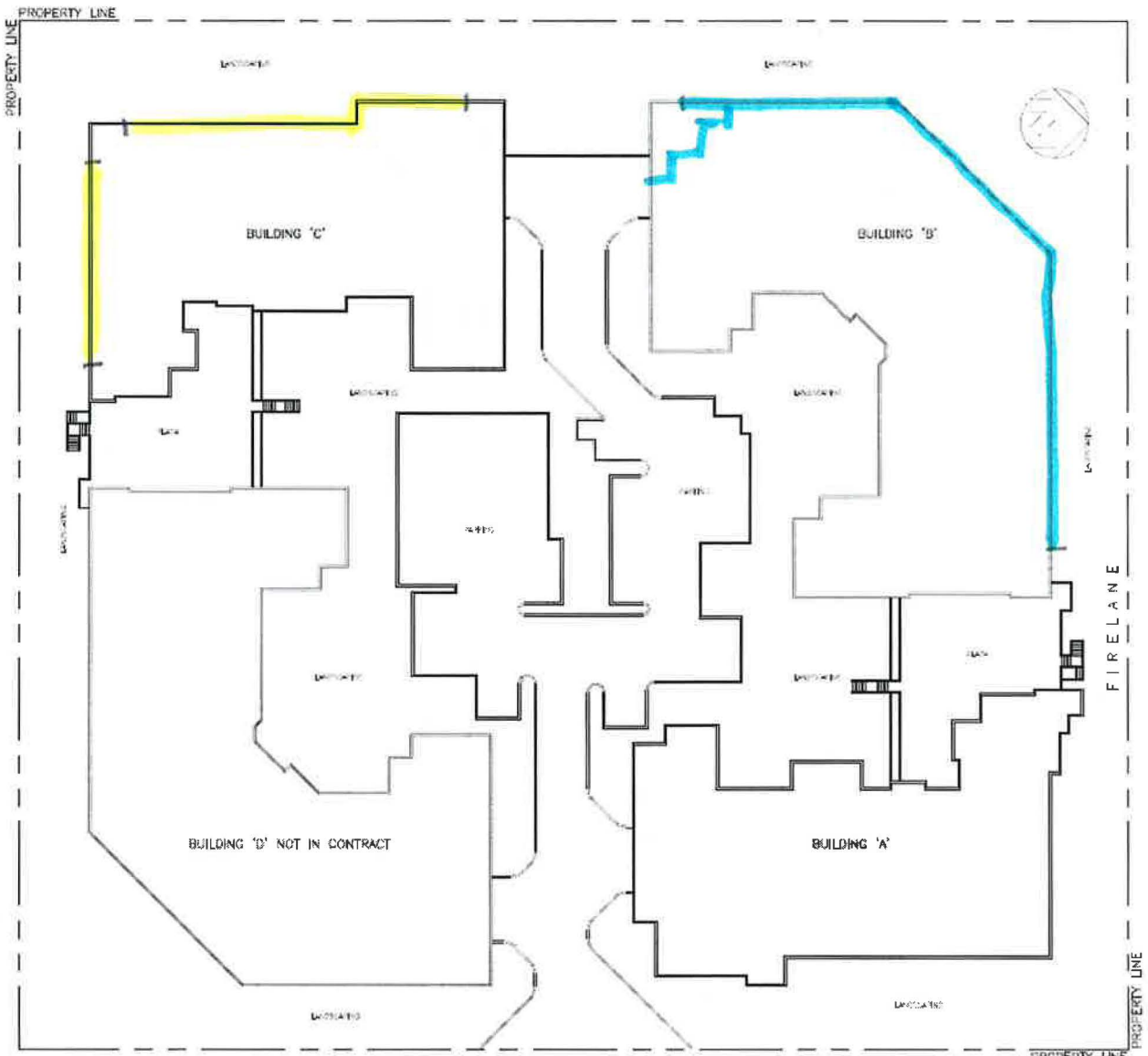
Carole Borthwick, Treasurer – NW2050

Cypress Point ABC -Savings from Conversion to PowerSmart

Month	Year	7511 BldA	7531 BldB	7651 BldC	Mo. Total	Savings
Januay	2015	\$706.40	\$1,029.02	\$631.85	\$2,367.27	
	2016	\$788.51	\$1,145.86	\$701.56	\$2,635.93	-268.7
February	2015	\$634.01	\$906.66	\$544.55	\$2,085.22	
	2016	\$624.81	\$916.32	\$566.84	\$2,107.97	-22.75
March	2015	\$590.03	\$939.32	\$634.76	\$2,164.11	
	2016	\$443.78	655.73	409.52	\$1,509.03	\$655.08
April	2015	\$648.26	\$1,078.24	\$760.29	\$2,486.79	
	2016	\$423.89	682.64	466.79	\$1,573.32	\$913.47
May	2015	\$531.54	\$727.47	\$652.74	\$1,911.75	
	2016	\$314.44	517.27	361.03	\$1,192.74	\$719.01
June	2015	\$498.33	\$885.96	\$661.70	\$2,045.99	
	2016	\$337.46	550.62	381.31	\$1,269.39	\$776.60
July	2015	\$512.61	\$972.36	\$702.32	\$2,187.29	
	2016	\$352.31	561.2	379.71	\$1,293.22	\$894.07
August	2015	\$490.42	\$864.34	\$640.62	\$1,995.38	
	2016	\$304.57	483.69	326.5	\$1,114.76	\$880.62
September	2015	\$490.42	\$786.14	\$535.22	\$1,811.78	
	2016	\$344.07	546.25	368.74	\$1,259.06	\$552.72

TOTAL SAVINGS TO SEPTEMBER 30TH 2016

\$5,100.16



700,000
 1,000,000
 \$ 1,700,000

CYPRESS POINT

ROUGH BUDGET
TO COMPLETE
REMAINING WALLS

DEC 7, 2015
TBLK./RJC

April 18, 2016

Attention: Andrew Marchrones
The Owners of Strata Plan NW 2050 Cypress Point
c/o 7651 Minoru Boulevard
Richmond, BC V6Y 1Z3

Re: CNW 2050

2016/2017 Strata Renewal Documents

Dear Andrew, Council Members & Owners,

We are pleased to provide you with our renewal terms for the Strata Corporations insurance coverage's as well as details of optional coverage's and increased limits for council's consideration. Please note that due to changes in our system, the Strata's policy documents are automatically issued; please know that changes can be made at any time, and we will confirm your renewal prior to the effective date.

StrataSure Key Coverage Advantages

As part of the HUB Coastal StrataSure Program we are pleased to continue to offer the following benefits:

- Extended Replacement Cost 110%
- Additional Living Expense \$1,000,000
- Claims Free Reward
- Platinum Legal Services Retainer, Clark Wilson LLP

Recent StrataSure Wording Changes

We work hard on our client's behalf to obtain the best insurance rates available while maintaining our superior policy wording. We review our policy and wordings regularly to ensure that our Strata's are receiving the most up-to-date and comprehensive coverage available. Please refer to the enclosed bulletin outlining the new and enhanced coverages which are now included with your renewal.

New Coverage OptionEarthquake Deductible Buy Down**

In the event of an Earthquake, be aware that reconstruction will not take place until the contractor has been paid the amount of the Earthquake deductible. This "buy-down" option would allow the Strata Corporation to reduce their Earthquake deductible from 15% deductible down to 10% or even 5%.

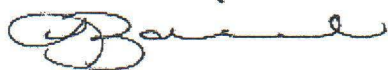
For your Strata, the annual premium for a 10% deductible buy down would be \$9,249 which equates to \$7.27 per unit/per month. The annual premium for a 5% deductible buy down would be \$29,721 which equates to \$23.37 per unit/per month.

Please contact us to attend council meetings or your annual general meeting to provide all owners with a better understanding of their insurance coverage's.

We greatly appreciate your continued support. If you have any questions relating to your renewal, please do not hesitate to contact us. We look forward to your renewal instructions.

Yours truly,

HUB INTERNATIONAL COASTAL INSURANCE BROKERS



For: Karen Hughes
Account Executive, Strata Division
Email: karen.hughes@hubinternational.com
/lb



OUR KNOWLEDGE.
YOUR ADVANTAGE.™

Coastal Insurance Brokers

HUB International Coastal Insurance Brokers
400-4350 Still Creek Drive, Burnaby BC V5C 0G5
T: 604.269.1010 TF: 1.800.606.9969

Policy No. CNW2050

Declarations

Name of Insured: The Owners of Strata Plan NW 2050 Cypress Point
Mailing Address: 7651 Minoru Boulevard, Richmond, BC V6Y 1Z3
Location Address(es): 7511, 7531, 7651 Minoru Boulevard, Richmond, BC V6Y 1Z3
Policy Period: April 30, 2016 to April 30, 2017 12:01 a.m. Standard Time
Loss Payable to: The Insured or Order in Accordance with the Strata Property Act of British Columbia.
Insurers: As Per List of Participating Insurers Attached.
Insurance is provided subject to the Declarations, Terms, Conditions, Limitations and Endorsements of this policy and only for those coverages for which specific limits or amounts of Insurance are shown on this Declaration Page.

Insuring Agreements

Deductibles

Limit

PROPERTY COVERAGES

All Property, All Risks, Extended Replacement Cost 110%, Bylaws - Form STR (06/15)	\$2,500	\$22,747,000
Additional Living Expenses	Included	\$1,000,000
Water Damage	\$10,000	Included
Backup of Sewers, Sumps, Septic Tanks or Drains	\$10,000	Included
Earthquake Damage	15 %	Included
Flood Damage	\$25,000	Included
Key & Lock	\$250	\$10,000

BLANKET EXTERIOR GLASS INSURANCE - Form 820000 (02/06)

Residential	\$100	Blanket
Commercial	\$250	Blanket

COMMERCIAL GENERAL LIABILITY - Form 000102-10 (06/12)

Each Occurrence Limit	\$500	\$5,000,000
Coverage A - Bodily Injury & Property Damage Liability - <i>Per Occurrence</i>	\$500	\$5,000,000
Products & Completed Operations - <i>Aggregate</i>		\$5,000,000
Coverage B - Personal Injury Liability - <i>Per Occurrence</i>	\$500	\$5,000,000
Non-Owned Automobile - SPF #6 - Form 335002-02- <i>Per Occurrence</i>		\$5,000,000

STRATA DIRECTORS & OFFICERS LIABILITY - Form NP-434229 (06/14)

Nil	\$5,000,000
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POLLUTION & REMEDIATION LEGAL LIABILITY - Form XLICL-PARL6CP-PCN001283711 (01/16)

Limit of Liability - Each Loss, Remediation Expense or Legal Defense Expense	\$10,000 Retention	\$1,000,000
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VOLUNTEER ACCIDENT INSURANCE PLAN - Policy # SG50073001 (12/31) - Plan II

Principal Sum - \$200,000 Weekly Accident Indemnity - \$600 (maximum 52 weeks)	7 Day Waiting Period	\$200,000
Accident Expenses - various up to \$15,000 (see policy wording) Dental Expense - \$2,500		

COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION - Form 500000 (08/14)

Coverage I Employee Dishonesty - Form A - <i>Aggregate</i>	Nil	\$30,000
Coverages II, III, IV and V - Broad Form Money & Securities - <i>Aggregate Limit each coverage</i>	Nil	\$10,000

EQUIPMENT BREAKDOWN

I Standard Comprehensive Plus, Replacement Cost - Form C780016 (01/11)	\$1,000	\$22,747,000
II Consequential Damage, 90% Co-Insurance - Form C780032 (01/11)	\$1,000	\$25,000
III Extra Expense - Form C780033 (01/11)	24 Hour Waiting Period	\$100,000
IV Ordinary Payroll - 90 Days - Form C780034 (01/11)	24 Hour Waiting Period	\$100,000

PRIVACY BREACH SERVICES - Form PBE.25000 (12/13)

Nil	\$25,000
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TERRORISM - Form LMA3030 (amended) (06/14)

\$2,500	\$300,000
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ALL COVERAGES SUBJECT TO POLICY DEFINITIONS

This policy contains a clause(s), which may limit the amount payable. This policy shall not be valid or binding unless countersigned by a duly Authorized Representative of the Insurer. For the purposes of the Insurance Companies Act (Canada), this document was issued in accordance in the course of Allianz Global Risks US Insurance Company business in Canada.

Executive Vice President
Hub International Insurance Brokers

April, 18 2016 - E&OE

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
- Audrey Montero, Administrator
- 6) Approval of December 3, 2015 Annual General Meeting Minutes
- 7) * Presidents Report for 2016 (included in AGM Package)
 - * Treasurer's Report for 2016 (included in AGM Package)
 - * Approval of the Proposed 2017 Cypress Point Operating Budget
 - * Presentation of the 2017 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 2016 year end and accumulated funds re Cypress Operating Account surplus/deficit.
- 9) Election of Strata Council for 2017
- 10) Adjournment
- 11) Raffle

Balance Sheet (Accrual)
CYPRESS POINT - 12 - (nw2050)
August 2016

Page 1
9/21/2016
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AS OF THE 8TH MONTH ENDING AUGUST 31, 2016

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	30,747.98
1025-0000 Bank - Westminster - Contingency	172,224.47
1025-0030 Bank - Exterior Building	2,896.88
1028-0000 Bank - Special Levy	27,347.03
1028-0023 Bank - Remediation Project	178,352.60
1028-0024 Bank - Repipe Fund	56,786.96
1111-0100 Due (to) from CP Shared Facility	646.80
1200-0000 Prepaid Insurance	26,012.83
1300-0000 Accounts Receivable	3,002.89
1301-0016 A/R - Special Levy	794.51

TOTAL ASSETS

499,317.95

LIABILITIES

2010-0000 Accounts Payable	7,691.04
2012-0000 Receiver General	919.54
2040-0003 Due to Contingency-Insurance	26,012.83
2170-0000 Vacation Payable	317.24
2250-0000 Pre-Paid Fees	336.32

TOTAL LIABILITIES

35,276.97

OWNERS' EQUITY

RESERVES

3300-0000 Contingency Fund	<u>172,224.47</u>
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TOTAL RESERVES

172,224.47

SPECIAL LEVY

3402-0001 Special Levy Fund	<u>28,141.54</u>
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TOTAL SPECIAL LEVY

28,141.54

REPIPING FUND

3402-3995 Repipe Fund	119,750.98
3402-3996 Repipe Fund Expenses	<u>-62,964.02</u>

TOTAL REPIPING FUND

56,786.96

EXTERIOR BUILDING

3432-0051 Exterior Building Fund	42,288.60
3432-0053 Exterior Building Expenses	<u>-38,943.54</u>

TOTAL EXTERIOR BUILDING

3,345.06

FUTURE REMEDIATION PROJECT

3432-0066 Future Remediation Project Income	<u>178,352.60</u>
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TOTAL FUTURE REMEDIATION PROJECT

178,352.60

3510-0000 Net Income - Current Year	<u>25,190.35</u>
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TOTAL OWNERS' EQUITY

464,040.98

TOTAL LIABILITIES AND EQUITY

499,317.95

Date: SEP. 21/16
Accountant: [Signature]
Property Manager: [Signature] 11

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

Page 1
9/21/2016
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August 2016
AS OF THE 8TH MONTH ENDING AUGUST 31, 2016

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

	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	48.19	30.00	18.19	60.63	287.57	240.00	47.57	19.82	360.00
4016-0020 Sundry Income	152.20	166.67	-14.47	-8.68	4,918.23	1,333.36	3,584.87	268.8	2,000.00
4022-0000 Move in/out	150.00	100.00	50.00	50.00	600.00	800.00	-200.00	-25.00	1,200.00
4026-0500 Recreation Room Rental	0.00	0.00	0.00	0	50.00	0.00	50.00	0	0.00
TOTAL	35,322.32	35,268.57	53.75	0.15	285,631.24	282,148.56	3,482.68	1.23	423,222.82
4034-3000 Bylaw Fines/Late Fees	200.00	125.00	75.00	60.00	1,050.00	1,000.00	50.00	5.00	1,500.00
TOTAL	200.00	125.00	75.00	60.00	1,050.00	1,000.00	50.00	5.00	1,500.00
OTHER									
4057-0000 Parking	575.00	625.00	-50.00	-8.00	4,950.00	5,000.00	-50.00	-1.00	7,500.00
4057-1000 Laundry Income	0.00	75.00	-75.00	-100.0	330.00	600.00	-270.00	-45.00	900.00
4058-0000 Lockers	690.00	690.00	0.00	0.00	5,280.00	5,520.00	-240.00	-4.35	8,280.00
TOTAL OTHER	1,265.00	1,390.00	-125.00	-8.99	10,560.00	11,120.00	-560.00	-5.04	16,680.00
TOTAL INCOME	36,787.32	36,783.57	3.75	0.01	297,241.24	294,268.56	2,972.68	1.01	441,402.82
TOWNHOUSE EXPENSES									
6318-0010 Gutter, Drains & Sewers	0.00	150.00	150.00	100.0	2,062.20	1,200.00	-862.20	-71.85	1,800.00
6319-0000 Exterior Maintenance	0.00	250.00	250.00	100.0	1,334.28	2,000.00	665.72	33.29	3,000.00
6319-0025 Structural Inspection	0.00	691.67	691.67	100.0	7,638.75	5,533.36	-2,105.39	-38.05	8,300.00
6319-0050 Chimney Cleaning	0.00	216.67	216.67	100.0	0.00	1,733.36	1,733.36	100.0	2,600.00
6319-0100 Dryer Vent Cleaning	0.00	108.33	108.33	100.0	1,236.06	866.64	-369.42	-42.63	1,300.00
6319-0150 Window/Skylight Mtnc	0.00	250.00	250.00	100.0	1,727.90	2,000.00	272.10	13.61	3,000.00
6319-0200 Exterior Window Washin	0.00	133.33	133.33	100.0	1,155.00	1,066.64	-88.36	-8.28	1,600.00
6319-0250 Parkade & Garage Door	0.00	233.33	233.33	100.0	1,239.00	1,866.64	627.64	33.62	2,800.00
6321-0000 Exterior Painting	0.00	41.67	41.67	100.0	0.00	333.36	333.36	100.0	500.00
6323-0000 Roof Maintenance	0.00	125.00	125.00	100.0	294.00	1,000.00	706.00	70.60	1,500.00
TOTAL OPERATING EXPS. - T.H.	0.00	2,200.00	2,200.00	100.0	16,687.19	17,600.00	912.81	5.19	26,400.00
COMMON EXPENSES									
LANDSCAPING & GROUNDS									
6415-0000 Landscape Contract	1,968.75	1,833.33	-135.42	-7.39	11,812.50	14,666.64	2,854.14	19.46	22,000.00
6430-0025 Ground/Garden Supplies	240.57	20.83	-219.74	-1,054	389.52	166.64	-222.88	-133.7	250.00
6435-0000 Plant Replacement & Im	0.00	319.58	319.58	100.0	3,726.45	2,556.64	-1,169.81	-45.76	3,835.00
6435-0050 Landscaping Upgrade	0.00	666.67	666.67	100.0	0.00	5,333.36	5,333.36	100.0	8,000.00
6436-0000 Pest Control	0.00	166.67	166.67	100.0	856.80	1,333.36	476.56	35.74	2,000.00
6440-0000 Irrigation System	0.00	175.00	175.00	100.0	207.90	1,400.00	1,192.10	85.15	2,100.00
6442-0000 Hydrants	0.00	16.67	16.67	100.0	0.00	133.36	133.36	100.0	200.00
6446-0050 Parking Lot Maintenance	0.00	158.33	158.33	100.0	34.65	1,266.64	1,231.99	97.26	1,900.00
6455-0000 Snow Removal	0.00	100.00	100.00	100.0	0.00	800.00	800.00	100.0	1,200.00
TOTAL LANDS. & GROUNDS	2,209.32	3,457.08	1,247.76	36.09	17,027.82	27,656.64	10,628.82	38.43	41,485.00
REPAIR & MAINTENANCE- GENER									
6510-0017 General Interior Repair	324.80	416.92	92.12	22.10	3,364.73	3,335.36	-29.37	-0.88	5,003.00
6510-0150 Doors	215.25	41.67	-173.58	-416.5	556.50	333.36	-223.14	-66.94	500.00
6510-0210 R & M - Electrical	0.00	125.00	125.00	100.0	0.00	1,000.00	1,000.00	100.0	1,500.00
6510-0405 Water Leaks - Buildings	11,950.65	83.33	-11,867.32	-14,24	13,009.87	666.64	-12,343.23	-1,851	1,000.00
6510-0410 R & M - Plumbing	0.00	416.67	416.67	100.0	3,487.10	3,333.36	-153.74	-4.61	5,000.00
6510-2025 Hytec Water System	1,988.57	2,000.00	11.43	0.57	18,093.13	16,000.00	-2,093.13	-13.08	24,000.00
6510-4001 Elevator	460.95	500.00	39.05	7.81	3,834.60	4,000.00	165.40	4.14	6,000.00
6521-1000 Fire Equipment Maint.	0.00	500.00	500.00	100.0	359.18	4,000.00	3,640.82	91.02	6,000.00
6522-0000 Carpet Cleaning	0.00	184.17	184.17	100.0	0.00	1,473.36	1,473.36	100.0	2,210.00
6530-1000 Janitorial	939.82	1,000.00	60.18	6.02	7,518.56	8,000.00	481.44	6.02	12,000.00
6535-2150 Locks & Keys	0.00	66.67	66.67	100.0	1,294.02	533.36	-760.66	-142.6	800.00
6566-0000 Light Bulbs	0.00	50.00	50.00	100.0	836.74	400.00	-436.74	-109.1	600.00
TOTAL REPAIR & MAINT.	15,880.04	5,384.43	-10,495.61	-194.9	52,354.43	43,075.44	-9,278.99	-21.54	64,613.00

Budget Comparison (Accrual)
CYPRESS POINT - 12 - (nw2050)
August 2016

Page 2
9/21/2016
03:42 PM

AS OF THE 8TH MONTH ENDING AUGUST 31, 2016

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
UTILITIES									
6576-0000 Electricity - Common	1,114.76	2,416.67	1,301.91	53.87	12,696.36	19,333.36	6,637.00	34.33	29,000.00
6578-2000 Garbage & Recycling	772.31	916.67	144.36	15.75	6,043.48	7,333.36	1,289.88	17.59	11,000.00
6581-0000 Gas	1,053.54	2,000.00	946.46	47.32	9,285.98	16,000.00	6,714.02	41.96	24,000.00
TOTAL UTILITIES	2,940.61	5,333.34	2,392.73	44.86	28,025.82	42,666.72	14,640.90	34.31	64,000.00
RECREATION CENTRE - COMMON									
6710-3000 Shared Facility-Woodrid	1,339.33	1,339.33	0.00	0.00	10,714.64	10,714.64	0.00	0.00	16,072.00
6710-4000 Shared Facility-Cypress	2,227.15	2,227.15	0.00	0.00	17,817.20	17,817.20	0.00	0.00	26,725.82
TOTAL OPER. EXPS-REC. CENTRE	3,566.48	3,566.48	0.00	0.00	28,531.84	28,531.84	0.00	0.00	42,797.82
SALARIES & BENEFITS									
6870-0050 Wages - Administrator	2,706.00	2,433.33	-272.67	-11.21	23,883.52	19,466.64	-4,416.88	-22.69	29,200.00
6870-0060 Wages - Assist Administr	0.00	208.33	208.33	100.0	517.00	1,666.64	1,149.64	68.98	2,500.00
6870-0075 Wages - Shared Fac Co	-530.25	-530.25	0.00	0.00	-4,242.00	-4,242.00	0.00	0.00	-6,363.00
6875-0000 Payroll Costs	298.97	136.67	-162.30	-118.7	2,333.61	1,093.36	-1,240.25	-113.4	1,640.00
TOTAL SALARIES & PAYROLL COS	2,474.72	2,248.08	-226.64	-10.08	22,492.13	17,984.64	-4,507.49	-25.06	26,977.00
OFFICE EXPENSES									
6921-0000 Tel/Fax/Cell - Office	147.92	216.67	68.75	31.73	1,372.02	1,733.36	361.34	20.85	2,600.00
ADMINISTRATION									
6965-0000 Audit - Admin.	0.00	83.33	83.33	100.0	0.00	666.64	666.64	100.0	1,000.00
6970-0000 AGM Expenses - Admin.	0.00	58.33	58.33	100.0	12.70	466.64	453.94	97.28	700.00
6980-0000 Legal Expenses	0.00	125.00	125.00	100.0	0.00	1,000.00	1,000.00	100.0	1,500.00
6983-0000 Office Equipment	0.00	16.67	16.67	100.0	0.00	133.36	133.36	100.0	200.00
6984-0000 Postage and Printing	39.06	83.33	44.27	53.13	355.25	666.64	311.39	46.71	1,000.00
6984-0050 Office Supplies	0.00	41.67	41.67	100.0	0.00	333.36	333.36	100.0	500.00
6984-0100 Courier Service	18.12	33.33	15.21	45.63	187.24	266.64	79.40	29.78	400.00
6985-0000 Insurance Appraisal Fee	0.00	54.17	54.17	100.0	616.25	433.36	-182.89	-42.20	650.00
6990-0000 Insurance Premiums	3,251.60	3,583.33	331.73	9.26	22,724.86	28,666.64	5,941.78	20.73	43,000.00
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	132.30	50.00	-82.30	-164.6	352.80	400.00	47.20	11.80	600.00
6994-0000 Dues & Subscriptions	0.00	91.67	91.67	100.0	635.00	733.36	98.36	13.41	1,100.00
6995-0001 WorkSafe BC	0.00	50.00	50.00	100.0	563.69	400.00	-163.69	-40.92	600.00
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	10.00	0.00	0.00	80.00	80.00	0.00	0.00	120.00
7050-0000 Miscellaneous	0.00	16.67	16.67	100.0	348.81	133.36	-215.45	-161.5	200.00
7051-0000 Statutory Financial Revi	0.00	16.67	16.67	100.0	176.40	133.36	-43.04	-32.27	200.00
7051-0500 Contingency Transfer	2,025.00	2,025.00	0.00	0.00	16,200.00	16,200.00	0.00	0.00	24,300.00
7051-0515 Repipe Reserve	200.00	200.00	0.00	0.00	1,600.00	1,600.00	0.00	0.00	2,400.00
7051-0520 Exterior Bldg Reserve	833.33	833.33	0.00	0.00	6,666.64	6,666.64	0.00	0.00	10,000.00
7051-0525 Remediation Reserve	6,250.00	6,250.00	0.00	0.00	50,000.00	50,000.00	0.00	0.00	75,000.00
TOTAL ADMINISTRATION EXPENSE	13,537.33	14,594.17	1,056.84	7.24	106,931.66	116,753.36	9,821.70	8.41	175,130.00
TOTAL EXPENSES	40,608.50	36,783.58	-3,824.92	-10.40	272,050.89	294,268.64	22,217.75	7.55	441,402.82
NET INCOME (LOSS)	-3,821.18	-0.01	-3,821.17	-38.21	25,190.35	-0.08	25,190.43	31.48	0.00

REVENUE UTILITIES

UTILITY EXPENSES

Balance Sheet (Accrual)
Cypress Point Shared Facilities - (nw2050sf)
August 2016
AS OF THE 8TH MONTH ENDING AUGUST 31, 2016

Page 1
9/21/2016
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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	8,299.96
1111-0100 Due (to) from CP Shared Facility	-646.80
1200-0000 Prepaid Insurance	9,621.17
1300-0000 Accounts Receivable	0.50
TOTAL ASSETS	<u>17,274.83</u>
LIABILITIES	
2010-0000 Accounts Payable	3,139.77
TOTAL LIABILITIES	<u>3,139.77</u>
OWNERS' EQUITY	
3510-0000 Net Income - Current Year	14,135.06
TOTAL OWNERS' EQUITY	<u>14,135.06</u>
TOTAL LIABILITIES AND EQUITY	<u>17,274.83</u>

Date: Sep. 21/16
Accountant: [Signature]
Property Manager: [Signature]

Budget Comparison (Accrual)
Cypress Point Shared Facilities - (nw2050sf)
August 2016
AS OF THE 8TH MONTH ENDING AUGUST 31, 2016

Page 1
9/21/2016
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Prepared For:
Cypress Point Shared Facilities
Richmond, BC

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 1868	1,344.94	1,344.94	0.00	0.00	10,759.52	10,759.52	0.00	0.00	16,139.26
4010-2000 Contribution - NW 2050	2,227.15	2,227.15	0.00	0.00	17,817.20	17,817.20	0.00	0.00	26,725.82
4010-3000 Contribution - NW 2090	1,050.62	1,050.62	0.00	0.00	8,404.96	8,404.96	0.00	0.00	12,607.38
4010-4000 Contribution - NW 1942	2,962.96	2,962.96	0.00	0.00	23,703.68	23,703.68	0.00	0.00	35,555.54
4016-0000 Interest Income	12.96	11.67	1.29	11.05	111.96	93.36	18.60	19.92	140.00
4026-0500 Recreation Room Rental	50.00	83.33	-33.33	-40.00	550.00	666.64	-116.64	-17.50	1,000.00
TOTAL	7,648.63	7,680.67	-32.04	-0.42	61,347.32	61,445.36	-98.04	-0.16	92,168.00
TOTAL INCOME	7,648.63	7,680.67	-32.04	-0.42	61,347.32	61,445.36	-98.04	-0.16	92,168.00
COMMON EXPENSES									
LANDSCAPING & GROUNDS									
6415-0005 Gardening	378.00	100.00	-278.00	-278.0	756.00	800.00	44.00	5.50	1,200.00
6436-0000 Pest Control	0.00	16.67	16.67	100.0	173.25	133.36	-39.89	-29.91	200.00
TOTAL LANDS. & GROUNDS	378.00	116.67	-261.33	-223.9	929.25	933.36	4.11	0.44	1,400.00
REPAIR & MAINTENANCE- GENER									
6510-0000 Repair & Maintenance	659.40	508.33	-151.07	-29.72	1,603.51	4,066.64	2,463.13	60.57	6,100.00
6510-0210 R & M - Electrical	0.00	458.33	458.33	100.0	1,202.26	3,666.64	2,464.38	67.21	5,500.00
6510-0410 R & M - Plumbing	0.00	125.00	125.00	100.0	299.23	1,000.00	700.77	70.08	1,500.00
6510-4070 Security	945.00	1,050.00	105.00	10.00	6,678.00	8,400.00	1,722.00	20.50	12,600.00
6535-2150 Locks & Keys	0.00	33.33	33.33	100.0	671.86	266.64	-405.22	-151.9	400.00
TOTAL REPAIR & MAINT.	1,604.40	2,174.99	570.59	26.23	10,454.86	17,399.92	6,945.06	39.91	26,100.00
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	27.50	1,466.64	1,439.14	98.12	2,200.00
6710-1050 Recreation Room	648.48	302.08	-346.40	-114.6	1,891.68	2,416.64	524.96	21.72	3,625.00
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	1,532.34	708.33	-824.01	-116.3	6,225.84	5,666.64	-559.20	-9.87	8,500.00
6736-0000 Pool Repairs	95.04	250.00	154.96	61.98	1,984.81	2,000.00	15.19	0.76	3,000.00
6740-0000 Pool Supplies & Chemic	162.52	166.67	4.15	2.49	848.96	1,333.36	484.40	36.33	2,000.00
6742-0000 Pool Permits	0.00	16.67	16.67	100.0	133.32	133.36	0.04	0.03	200.00
6750-0000 Cleaning Supplies-Rec.	0.00	33.33	33.33	100.0	58.59	266.64	208.05	78.03	400.00
6760-0000 Electricity - Rec. Centre	347.12	400.00	52.88	13.22	3,277.26	3,200.00	-77.26	-2.41	4,800.00
6765-0000 Gas - Rec. Centre	290.42	416.67	126.25	30.30	1,372.28	3,333.36	1,961.08	58.83	5,000.00
6770-0000 Janitor - Rec Centre	668.85	683.33	14.48	2.12	5,350.80	5,466.64	115.84	2.12	8,200.00
TOTAL OPER. EXPS-REC. CENTRE	4,275.02	3,707.33	-567.69	-15.31	25,413.04	29,658.64	4,245.60	14.31	44,488.00
ADMINISTRATION									
6965-0000 Audit - Admin.	0.00	166.67	166.67	100.0	0.00	1,333.36	1,333.36	100.0	2,000.00
6985-0000 Insurance Appraisal Fee	0.00	20.83	20.83	100.0	250.00	166.64	-83.36	-50.02	250.00
6990-0000 Insurance Premiums	1,202.65	1,250.00	47.35	3.79	8,405.11	10,000.00	1,594.89	15.95	15,000.00
7000-0000 Management Fees	210.00	233.33	23.33	10.00	1,680.00	1,866.64	186.64	10.00	2,800.00
7025-0000 Bank Charges	10.00	10.83	0.83	7.66	80.00	86.64	6.64	7.66	130.00
TOTAL ADMINISTRATION EXPENSE	1,422.65	1,681.66	259.01	15.40	10,415.11	13,453.28	3,038.17	22.58	20,180.00
TOTAL EXPENSES	7,680.07	7,680.65	0.58	0.01	47,212.26	61,445.20	14,232.94	23.16	92,168.00
NET INCOME (LOSS)	-31.44	0.02	-31.46	-157.3	14,135.06	0.16	14,134.90	8,834,	0.00
REVENUE UTILITIES									
UTILITY EXPENSES									

Operating Budget For NW 2050 For The Year 2017

Operating Account		YTD	Projected to	Annual	Proposed Change	
INCOME	Code	31-Aug-16	31-Dec-16	For 2016	For 2017	Explanation
Strata Fees	4010	\$ 279,775.44	\$ 419,662.82	\$ 419,662.82	\$ 438,742.82	
Interest Income	4016	\$ 287.57	\$ 431.36	\$ 360.00	\$ 360.00	
Sundry Income	4016-0020	\$ 4,918.23	\$ 5,000.00	\$ 2,000.00	\$ 2,830.00	keys, fobs, remotes, minutes
Move-in/Move-out Fees	4022	\$ 600.00	\$ 700.00	\$ 1,200.00	\$ 500.00	
By-Law Fines/Late Fees	4034-3000	\$ 1,050.00	\$ 1,050.00	\$ 1,500.00	\$ -	
Parking Fees	4057	\$ 4,950.00	\$ 7,425.00	\$ 7,500.00	\$ 7,425.00	
Laundry	4057-1000	\$ 330.00	\$ 495.00	\$ 900.00	\$ 500.00	
Lockers	4058	\$ 5,280.00	\$ 7,920.00	\$ 8,280.00	\$ 7,920.00	
Total Revenues:		\$ 297,191.24	\$ 442,684.18	\$ 441,402.82	\$ 458,277.82	

EXPENSES

EXTERIOR		YTD	Projected to	Annual	Proposed Change	
MAINTENANCE & REPAIRS	Code	31-Aug-16	31-Dec-16	For 2016	For 2017	Explanation
Gutters, Drains & Sewers	6318-0010	\$ 2,062.20	\$ 2,062.20	\$ 1,800.00	\$ 2,300.00	Clean drains every 3-5 year 2018
Exterior Repairs Mtnc	6319	\$ 1,334.28	\$ 2,000.00	\$ 3,000.00	\$ 2,000.00	Corona air vents mtnc & PW pathway
Bldg Envelope Mtnc	6319-0010	\$ -	\$ -	\$ -	\$ -	Professional Inspection/Repairs 2020
Structural	6319-0025	\$ 7,638.75	\$ 9,639.53	\$ -	\$ 6,000.00	Deflection Bld C
Chimney Cleaning	6319-0050	\$ -	\$ 1,611.75	\$ 2,600.00	\$ 2,600.00	
Dryer Vent Cleaning	6319-0100	\$ 1,236.06	\$ 1,236.06	\$ 1,300.00	\$ 1,300.00	
Window/Skylight Mtnc	6319-0150	\$ 1,727.90	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	
Exterior Window Washing	6319-0200	\$ 1,155.00	\$ 1,155.00	\$ 1,600.00	\$ 1,500.00	Includes Skylights
Parkade & Garage Doors	6319-0250	\$ 1,239.00	\$ 1,858.50	\$ 2,800.00	\$ 2,600.00	
Signage	6319-0300	\$ -	\$ -	\$ -	\$ -	
Painting	6321	\$ -	\$ -	\$ 500.00	\$ 500.00	
Roof Repairs & Mtnc	6323	\$ 294.00	\$ 294.00	\$ 1,500.00	\$ 1,545.00	(Professional Inspection 2020)
Total Ext Mtnc Repairs		\$ 16,687.19	\$ 22,857.04	\$ 18,100.00	\$ 23,345.00	

		YTD	Projected to	Annual	Proposed Change	
LANDSCAPING & GROUNDS	Code	31-Aug-16	31-Dec-16	For 2016	For 2017	Explanation
Landscaping Services	6415	\$ 11,812.50	\$ 17,718.75	\$ 22,000.00	\$ 22,000.00	Monthly Maintenance Service
Ground/Garden Supplies	6430-0025	\$ 389.52	\$ 389.52	\$ 250.00	\$ 300.00	
Gardens - Shrubs/Trees	6435	\$ 3,726.45	\$ 3,726.45	\$ 3,835.00	\$ 3,950.00	Arborist, Tree Removal
Landscape Upgrades	6435-0050	\$ -	\$ 8,000.00	\$ 8,000.00	\$ 8,240.00	New planting and levelling of pavers
Pest Control	6436	\$ 856.80	\$ 1,285.20	\$ 2,000.00	\$ 2,060.00	
Irrigation System	6440	\$ 207.90	\$ 2,100.00	\$ 2,100.00	\$ 2,163.00	Start up and Winterize
Hydrants	6442	\$ -	\$ 200.00	\$ 200.00	\$ 200.00	Annual Inspection & Maintenance
Parking Lot Mtnc	6446-0050	\$ 34.65	\$ 898.80	\$ 1,900.00	\$ 2,000.00	Power Wash Pkde 2017
Snow Removal	6455	\$ -	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	
Total Grounds & Gardens:		\$ 17,027.82	\$ 35,518.72	\$ 41,485.00	\$ 42,113.00	

Operating Budget For NW 2050 For The Year 2017

INTERIOR MAINTENANCE & REPAIRS	Code	YTD 31-Aug-16	Projected to 31-Dec-16	Annual For 2016	Proposed Change For 2017	Explanation
General Interior Repair	6510-0017	\$ 3,364.73	\$ 3,364.73	\$ 5,003.00	\$ 7,000.00	Infrared Test
Doors	6510-0150	\$ 556.50	\$ 556.50	\$ 500.00	\$ 550.00	
Electrical/Lighting	6510-0210	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00	
Water Leaks - Buildings	6510-0405	\$ 13,009.87	\$ 13,009.87	\$ 1,000.00	\$ 1,200.00	
Plumbing	6510-0410	\$ 3,487.10	\$ 4,000.00	\$ 5,000.00	\$ 5,000.00	
Hytec Water Mgmt.	6510-2025	\$ 18,093.13	\$ 26,047.41	\$ 24,000.00	\$ 24,000.00	
Elevator Maintenance	6510-4001	\$ 3,834.60	\$ 5,751.90	\$ 6,000.00	\$ 6,500.00	
Laundry Machine Replace	6511-0125	\$ -	\$ -	\$ -	\$ -	
Fire Test & Equip Repair	6521-1000	\$ 359.18	\$ 6,488.18	\$ 6,000.00	\$ 6,200.00	
Carpet Cleaning	6522	\$ -	\$ 2,000.00	\$ 2,210.00	\$ 2,276.30	
Janitorial	6530-1000	\$ 7,518.56	\$ 11,277.84	\$ 12,000.00	\$ 12,360.00	
Locks, Keys & Remotes	6535-2150	\$ 1,294.02	\$ 1,294.02	\$ 800.00	\$ 824.00	Purchase of new fobs (100 in a pack) 2016
New Mailboxes	6535-2175	\$ -	\$ -	\$ -	\$ -	
Light Bulbs	6566	\$ 836.74	\$ 836.74	\$ 600.00	\$ 850.00	
Total Interior Maintenance		\$ 52,354.43	\$ 74,627.19	\$ 64,613.00	\$ 68,260.30	

UTILITIES	Code	YTD 31-Aug-16	Projected to 31-Dec-16	Annual For 2016	Proposed Change For 2017	Explanation
BC Hydro Electricity	6576	\$ 12,696.36	\$ 21,000.00	\$ 29,000.00	\$ 23,500.00	
Garbage & Recycle	6578-2000	\$ 6,043.48	\$ 9,065.22	\$ 11,000.00	\$ 11,000.00	
BC Hydro Gas	6581	\$ 9,285.98	\$ 20,000.00	\$ 24,000.00	\$ 23,000.00	
Total Utilities:		\$ 28,025.82	\$ 50,065.22	\$ 64,000.00	\$ 57,500.00	

RECREATION CENTER	Code	YTD 31-Aug-16	Projected to 31-Dec-16	Annual For 2016	Proposed Change For 2017	Explanation
Shared Facility	6710-3000	\$ 10,714.64	\$ 16,071.96	\$ 16,072.00	\$ 16,072.00	Contribution to Woodridge
Shared Facility	6710-4000	\$ 17,817.20	\$ 26,725.80	\$ 26,725.82	\$ 26,725.82	Contribution to Cypress
Total Shared Facilities		\$ 28,531.84	\$ 42,797.76	\$ 42,797.82	\$ 42,797.82	

SALARIES & BENEFITS	Code	YTD	to Dec 31, 2016	For 2016	For 2017
Wages - Administrator	6870-0050	\$ 23,883.52	\$ 31,791.52	\$ 29,200.00	\$ 29,200.00
Temp Admin	6870-0060	\$ 517.00	\$ 517.00	\$ 2,500.00	\$ 2,500.00
Payroll - From SF	6875	-\$ 4,242.00	-\$ 6,363.00	-\$ 6,363.00	-\$ 6,363.00
Payroll - Expenses	6875	\$ 2,333.61	\$ 3,500.42	\$ 1,640.00	\$ 2,500.00
Total Salaries		\$ 22,492.13	\$ 29,445.94	\$ 26,977.00	\$ 27,837.00

OFFICE EXPENSES		YTD	to Dec 31, 2016	For 2016	For 2017
Tel / Fax / Cell - Office	6921	\$ 1,372.02	\$ 2,058.03	\$ 2,600.00	\$ 2,500.00
					Includes High Speed Internet

Operating Budget For NW 2050 For The Year 2017

Use these codes for expenses (Invoices)	
Repiping	3402-3996
Exterior Bldg.	3432-0052
Future Remediation	3432-0067

ADMINISTRATION		YTD	to Dec 31, 2016	For 2016	For 2017	
Audit	6965	\$ -	\$ -	\$ 1,000.00	\$ -	Audit in 2018
Meetings & Misc	6970	\$ 12.70	\$ 721.00	\$ 700.00	\$ 750.00	AGM Meeting
Legal	6980	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00	
Office Equipment	6983	\$ -	\$ -	\$ 200.00	\$ 208.00	
Photos/Postage	6984	\$ 355.25	\$ 1,000.00	\$ 1,000.00	\$ 1,030.00	
Office Supplies	6984-0050	\$ -	\$ 300.00	\$ 500.00	\$ 500.00	
Courier	6984-0100	\$ 187.24	\$ 280.86	\$ 400.00	\$ 350.00	
Insurance Decuctible	6985	\$ -	\$ -	\$ 1,500.00	\$ 1,600.00	
Appraisals (Suncorp)	6985	\$ -	\$ -	\$ 650.00	\$ 670.00	Every 3 Yrs - due March 2017
Insurance Expense	6990	\$ 22,724.86	\$ 39,019.23	\$ 43,000.00	\$ 43,844.70	
Professional Fees	6993	\$ 352.80	\$ 529.20	\$ 600.00	\$ 610.00	Accounting Services / Payroll, Others
Dues & Subscriptions	6994	\$ 635.00	\$ 1,133.00	\$ 1,100.00	\$ 1,160.00	CHOA, Costco
Worksafe BC	6995-0001	\$ 563.69	\$ 845.54	\$ 600.00	\$ 900.00	
Financial Management Fees	7000	\$ 5,040.00	\$ 7,560.00	\$ 7,560.00	\$ 7,800.00	
Bank Admin Fees	7025	\$ 80.00	\$ 120.00	\$ 120.00	\$ 125.00	
Miscellaneous	7050	\$ 348.81	\$ 348.81	\$ 200.00	\$ 300.00	Illness, flowers, cards etc
Statutory Fin Review	7051	\$ 176.40	\$ 177.00	\$ 200.00	\$ 177.00	
Total Admin Expenses:		\$ 30,476.75	\$ 52,034.64	\$ 60,830.00	\$ 61,524.70	
Total Revenue		\$ 297,191.24	\$ 442,684.18	\$ 441,402.82	\$ 458,277.82	
Total Operating Expenses		\$ 196,968.00	\$ 309,404.53	\$ 321,402.82	\$ 325,877.82	
Balance Before Reserves		\$ 100,223.24	\$ 133,279.65	\$ 120,000.00	\$ 132,400.00	
Transf to Contingency Fund	7051-0500	\$ 29,333.36	\$ 44,000.00	\$ 44,000.00	\$ 40,000.00	CRF
Transf to CRF - Repiping	7051-0515	\$ 10,555.84	\$ 15,000.00	\$ 2,400.00	\$ 2,400.00	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	\$ 50,000.00	\$ 75,000.00	\$ 75,000.00	\$ 80,000.00	Future Remediation Project
Total Reserves		\$ 96,555.84	\$ 144,000.00	\$ 131,400.00	\$ 132,400.00	
NET SURPLUS (DEFICIT)		\$ 3,667.40	-\$ 10,720.36	-\$ 11,400.00	\$ -	

Cypress Point Share Facilities Budget For The Year 2017

REVENUES	Code	YTD 31-Aug-16	Projected to 31-Dec-16	Budget From 2016	Annual For 2017	Explanation
Contribution - NW1868 Ashford	4010-1000	\$ 10,759.52	\$ 16,139.26	\$ 16,139.26	\$ 16,139.26	17.73% x (92168 - 1000-140)
Contribution - NW 2050 Cypress ABC	4010-2000	\$ 17,817.20	\$ 26,725.82	\$ 26,725.82	\$ 26,725.82	29.36%
Contribution - NW2090 Cypress D	4010-3000	\$ 8,404.96	\$ 12,607.38	\$ 12,607.38	\$ 12,607.38	13.85%
Contribution - NW1942 Woodridge	4010-4000	\$ 23,703.68	\$ 35,555.54	\$ 35,555.54	\$ 35,555.54	39.06%
Interest Income	4016	\$ 111.96	\$ 167.94	\$ 140.00	\$ 140.00	
Miscellaneous Income		\$ -	\$ -	\$ -	\$ -	
Recreation Room Rental	4026-0500	\$ 550.00	\$ 825.00	\$ 1,000.00	\$ 1,000.00	Pavilion Lounge
Total Revenues:		\$ 61,347.32	\$ 92,020.94	\$92,168.00	\$92,168.00	

EXPENSES	Code	YTD Aug-16	Projected to 31-Dec-16	Budget From 2016	Annual For 2017	Explanation
Gardening (pool area)	6415-0005	\$ 756.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	
Pest Control	6436	\$ 173.25	\$ 259.88	\$ 200.00	\$ 288.00	
General Maintenance	6510	\$ 1,603.51	\$ 6,100.00	\$ 6,100.00	\$ 6,500.00	
Electrical Repairs	6510-0210	\$ 1,202.26	\$ 6,000.00	\$ 5,500.00	\$ 1,400.00	Electric Upgrade to Powersmart
Water Leaks	6510-0405	\$ -	\$ -	\$ -	\$ -	
Plumbing	6510-0410	\$ 299.23	\$ 500.00	\$ 1,500.00	\$ 1,500.00	
Security Service	6510-4070	\$ 6,678.00	\$ 10,017.00	\$ 12,600.00	\$ 12,500.00	
Locks & Keys	6535-2150	\$ 671.86	\$ 1,007.79	\$ 400.00	\$ 500.00	
Recreation Centre Management Expense	6706	\$ 4,242.00	\$ 6,363.00	\$ 6,363.00	\$ 6,550.00	
Recreation Centre Management Other	6706-1000	\$ 27.50	\$ 2,200.00	\$ 2,200.00	\$ 2,500.00	Volunteer Party
Exercise Room	6710-1050	\$ 1,891.68	\$ 6,000.00	\$ 3,625.00	\$ 3,800.00	Upgrade benches/new equip.
Games Room	6710-2500	\$ -	\$ 2,000.00	\$ 200.00	\$ 2,000.00	Clean up/equip. replacemt.
Pool Maintenance	6734	\$ 6,225.84	\$ 8,500.00	\$ 8,500.00	\$ 9,000.00	
Pool/Spa Repairs	6736	\$ 1,984.81	\$ 3,000.00	\$ 3,000.00	\$ 4,000.00	
Pool & Spa Chemicals	6740	\$ 848.96	\$ 2,200.00	\$ 2,000.00	\$ 2,500.00	
Pool Permits	6742	\$ 133.33	\$ 200.00	\$ 200.00	\$ 200.00	
Cleaning Supplies	6750	\$ 58.59	\$ 400.00	\$ 400.00	\$ 200.00	
Electricity	6760	\$ 3,277.26	\$ 4,915.89	\$ 4,800.00	\$ 5,500.00	
Natural Gas	6765	\$ 1,372.28	\$ 5,000.00	\$ 5,000.00	\$ 5,200.00	
Janitorial	6770	\$ 5,350.80	\$ 8,200.00	\$ 8,200.00	\$ 8,600.00	Games Room added
Audit	6965-000	\$ -	\$ -	\$ 2,000.00		
Depreciation Report	6968	\$ -	\$ -	\$ -	\$ -	Vote in 2017
Insurance Premiums	6990	\$ 8,405.11	\$ 12,607.67	\$ 15,000.00	\$ 15,000.00	
Financial Management Fees	7000	\$ 1,680.00	\$ 2,520.00	\$ 2,800.00	\$ 2,800.00	
Bank Charges	7025	\$ 80.00	\$ 120.00	\$ 130.00	\$ 130.00	
Appraisals	6985	\$ 250.00	\$ 250.00	\$ 250.00	\$ 300.00	Every 3 years - due March 2017
Total Recreation Centre Expenses		\$ 47,212.27	\$ 89,561.22	\$92,168.00	\$92,168.00	

Total Operating Revenue	\$ 61,347.32	\$ 92,020.94	\$ 92,168.00	\$ 92,168.00
Total Operating Expenses	\$ 47,212.27	\$ 89,561.22	\$ 92,168.00	\$ 92,168.00
NET SURPLUS (DEFICIT)	\$ 14,135.05	2,459.72	\$ -	\$ -

Shared Facilities Woodridge (SFW)
Proposed 2017 Operating Budget
December 31st Year-end

GL Code	Description	Actual to Sept 30, 2016	Estimated to Dec. 31, 2016	2016 Budget	Proposed 2017 Budget
400000	REVENUES				
420000	Contribution - NW1942 Woodridge	16,036.47	21,382.00	21,382.00	21,382.00
420500	Contribution - NW1868 Ashford	7,279.47	9,706.00	9,706.00	9,706.00
421000	Contribution - NW2090 Cypress D	5,686.47	7,582.00	7,582.00	7,582.00
422000	Contribution - NW2050 Cypress	12,053.97	16,072.00	16,072.00	16,072.00
422500	Interest Income - Operating	110.90	145.00	125.00	125.00
499900	TOTAL REVENUES	41,167.28	54,887.00	54,867.00	54,867.00
500000	OPERATING EXPENSES				
510000	ADMINISTRATIVE EXPENSES				
511000	Management Fees	1,575.01	2,100.00	2,100.00	2,100.00
513000	Photos / Postage / Courier	44.54	150.00	200.00	200.00
514200	Insurance Expense	4,649.99	6,200.00	6,200.00	6,200.00
529900	TOTAL ADMINISTRATIVE EXPENSE	6,269.54	8,450.00	8,500.00	8,500.00
530000	UTILITIES				
531100	BC Hydro / Electricity	8,016.69	12,000.00	12,000.00	12,000.00
539900	TOTAL UTILITIES	8,016.69	12,000.00	12,000.00	12,000.00
540000	BUILDING MAINTENANCE				
540800	Janitorial	4,154.25	7,800.00	7,800.00	7,800.00
559900	TOTAL BUILDING MAINTENANCE	4,154.25	7,800.00	7,800.00	7,800.00
580000	RECREATION CENTRE				
580500	Maintenance / Salaries	6,450.03	8,772.00	8,772.00	8,772.00
581500	General Maintenance	597.52	2,000.00	11,695.00	11,695.00
581650	Pool, Jacuzzi & Sauna	405.12	1,500.00	3,000.00	3,000.00
583300	Exercise Equipment	1,644.75	2,000.00	2,000.00	2,000.00
584400	Chemicals	311.48	500.00	900.00	900.00
584700	Cleaning / Supplies	0.00	0.00	200.00	200.00
589900	TOTAL RECREATION CENTRE	9,408.90	14,772.00	26,567.00	26,567.00
599900	TOTAL OPERATING EXPENSES	27,849.38	43,022.00	54,867.00	54,867.00
600000	BALANCE BEFORE RESERVES & OTHER TRANSFERS	13,317.90	11,865.00	0.00	0.00
800000	NET OPERATING SURPLUS(DEFICIT)	13,317.90	11,865.00	0.00	0.00

Annual Operating Fund Cont.	306,342.82
Annual CRF Contributions	<u>132,400.00</u>
Total Strata Fees	<u><u>438,742.82</u></u>

Total Aggregate 9022

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2017 Monthly Operating Contributions	2017 CRF Contributions	2017 Total Monthly Fees
2	101-7511	83	0.00919973	234.86	101.50	336.36
3	102-7511	95	0.01052982	268.81	116.18	384.99
4	103-7511	82	0.00908889	232.03	100.28	332.31
1	104-7511	97	0.0107515	274.48	118.62	393.10
5	105-7511	73	0.00809133	206.56	89.27	295.83
11	106-7511	85	0.00942141	240.51	103.95	344.46
6	107-7511	83	0.00919973	234.86	101.50	336.36
10	108-7511	85	0.00942141	240.51	103.95	344.46
9	109-7511	88	0.00975393	249.00	107.62	356.62
8	110-7511	84	0.00931057	237.68	102.73	340.41
7	111-7511	90	0.00997562	254.67	110.06	364.73
40	112-7531	90	0.00997562	254.67	110.06	364.73
39	113-7531	63	0.00698293	178.26	77.05	255.31
38	114-7531	88	0.00975393	249.00	107.62	356.62
37	115-7531	84	0.00931057	237.68	102.73	340.41
41	116-7531	84	0.00931057	237.68	102.73	340.41
36	117-7531	84	0.00931057	237.68	102.73	340.41
42	118-7531	73	0.00809133	206.56	89.27	295.83
35	119-7531	90	0.00997562	254.67	110.06	364.73
43	120-7531	82	0.00908889	232.03	100.28	332.31
34	121-7531	84	0.00931057	237.68	102.73	340.41
44	122-7531	109	0.01208158	308.43	133.30	441.73
33	123-7531	63	0.00698293	178.26	77.05	255.31
32	124-7531	88	0.00975393	249.00	107.62	356.62
31	125-7531	64	0.00709377	181.09	78.27	259.36
30	126-7531	90	0.00997562	254.67	110.06	364.73
84	129-7651	87	0.00964309	246.17	106.40	352.57
83	130-7651	83	0.00919973	234.86	101.50	336.36
82	131-7651	92	0.0101973	260.32	112.51	372.83
81	132-7651	71	0.00786965	200.90	86.83	287.73
85	133-7651	106	0.01174906	299.94	129.63	429.57
80	134-7651	86	0.00953225	243.35	105.17	348.52
86	135-7651	82	0.00908889	232.03	100.28	332.31
79	136-7651	84	0.00931057	237.68	102.73	340.41
78	137-7651	88	0.00975393	249.00	107.62	356.62
77	138-7651	85	0.00942141	240.51	103.95	344.46
76	139-7651	90	0.00997562	254.67	110.06	364.73
13	201-7511	83	0.00919973	234.86	101.50	336.36
14	202-7511	95	0.01052982	268.81	116.18	384.99
15	203-7511	82	0.00908889	232.03	100.28	332.31
12	204-7511	97	0.0107515	274.48	118.62	393.10
16	205-7511	73	0.00809133	206.56	89.27	295.83
22	206-7511	85	0.00942141	240.51	103.95	344.46
17	207-7511	84	0.00931057	237.68	102.73	340.41

Annual Operating Fund Cont.	306,342.82
Annual CRF Contributions	132,400.00
Total Strata Fees	<u>438,742.82</u>

Total Aggregate 9022

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2017 Monthly Operating Contributions	2017 CRF Contributions	2017 Total Monthly Fees
21	208-7511	85	0.00942141	240.51	103.95	344.46
20	209-7511	88	0.00975393	249.00	107.62	356.62
19	210-7511	84	0.00931057	237.68	102.73	340.41
18	211-7511	90	0.00997562	254.67	110.06	364.73
57	212-7531	90	0.00997562	254.67	110.06	364.73
56	213-7531	63	0.00698293	178.26	77.05	255.31
55	214-7531	88	0.00975393	249.00	107.62	356.62
54	215-7531	84	0.00931057	237.68	102.73	340.41
58	216-7531	85	0.00942141	240.51	103.95	344.46
53	217-7531	86	0.00953225	243.35	105.17	348.52
59	218-7531	73	0.00809133	206.56	89.27	295.83
52	219-7531	90	0.00997562	254.67	110.06	364.73
60	220-7531	82	0.00908889	232.03	100.28	332.31
51	221-7531	84	0.00931057	237.68	102.73	340.41
50	222-7531	88	0.00975393	249.00	107.62	356.62
49	223-7531	62	0.00687209	175.44	75.82	251.26
61	224-7531	115	0.01274662	325.40	140.64	466.04
48	225-7531	63	0.00698293	178.26	77.05	255.31
47	226-7531	88	0.00975393	249.00	107.62	356.62
46	227-7531	64	0.00709377	181.09	78.27	259.36
45	228-7531	90	0.00997562	254.67	110.06	364.73
95	229-7651	87	0.00964309	246.17	106.40	352.57
94	230-7651	83	0.00919973	234.86	101.50	336.36
93	231-7651	92	0.0101973	260.32	112.51	372.83
92	232-7651	71	0.00786965	200.90	86.83	287.73
96	233-7651	107	0.0118599	302.77	130.85	433.62
91	234-7651	86	0.00953225	243.35	105.17	348.52
97	235-7651	84	0.00931057	237.68	102.73	340.41
90	236-7651	84	0.00931057	237.68	102.73	340.41
89	237-7651	88	0.00975393	249.00	107.62	356.62
88	238-7651	85	0.00942141	240.51	103.95	344.46
87	239-7651	90	0.00997562	254.67	110.06	364.73
24	301-7511	86	0.00953225	243.35	105.17	348.52
23	302-7511	97	0.0107515	274.48	118.62	393.10
25	303-7511	73	0.00809133	206.56	89.27	295.83
29	304-7511	85	0.00942141	240.51	103.95	344.46
26	305-7511	84	0.00931057	237.68	102.73	340.41
28	306-7511	85	0.00942141	240.51	103.95	344.46
27	307-7511	85	0.00942141	240.51	103.95	344.46
71	312-7531	98	0.01086234	277.30	119.85	397.15
70	313-7531	88	0.00975393	249.00	107.62	356.62
69	314-7531	84	0.00931057	237.68	102.73	340.41
72	315-7531	85	0.00942141	240.51	103.95	344.46
68	316-7531	86	0.00953225	243.35	105.17	348.52
73	317-7531	73	0.00809133	206.56	89.27	295.83

Annual Operating Fund Cont.	306,342.82
Annual CRF Contributions	<u>132,400.00</u>
Total Strata Fees	<u><u>438,742.82</u></u>

Total Aggregate 9022

Strata Lot	Unit Number	Unit Entitlement	Common Area %	2017 Monthly Operating Contributions	2017 CRF Contributions	2017 Total Monthly Fees
67	318-7531	90	0.00997562	254.67	110.06	364.73
74	319-7531	82	0.00908889	232.03	100.28	332.31
66	320-7531	84	0.00931057	237.68	102.73	340.41
65	321-7531	88	0.00975393	249.00	107.62	356.62
64	322-7531	62	0.00687209	175.44	75.82	251.26
75	323-7531	109	0.01208158	308.43	133.30	441.73
63	324-7531	90	0.00997562	254.67	110.06	364.73
62	325-7531	93	0.01030814	263.16	113.73	376.89
104	329-7651	84	0.00931057	237.68	102.73	340.41
103	330-7651	92	0.0101973	260.32	112.51	372.83
102	331-7651	71	0.00786965	200.90	86.83	287.73
105	332-7651	107	0.0118599	302.77	130.85	433.62
101	333-7651	86	0.00953225	243.35	105.17	348.52
106	334-7651	84	0.00931057	237.68	102.73	340.41
100	335-7651	84	0.00931057	237.68	102.73	340.41
99	336-7651	88	0.00975393	249.00	107.62	356.62
98	337-7651	86	0.00953225	243.35	105.17	348.52
Monthly		9022	100%	25,528.54	11,033.31	36,561.85
Annual				306,342.48	132,399.72	438,742.20

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

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

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

Special Levy

Levy Reserve Balance (Beginning of Period)	\$0.00
Transfer to Levy	\$28,000.08
Expended from Special Levy	
Levy Interest (est.)	\$252.92

Total Special levy	<u>\$28,253.00</u>
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OPERATING RESERVES

Operating Fund (Beginning of Period)
Projected Operating Surplus (Deficit)
Transfer of Building Levy Fund
Transfer in/out from CRF as per AGM Resolution

Total Operating Reserve (End of Period)

TOTAL RESERVES

**Opening entries after audit

SPECIAL RESOLUTION “A”

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

Whereas, the Strata Property Act requires disposition of the Operating Account, therefore the following is a Resolution duly passed by the Strata Corporation ‘The Owners, Strata Plan NW2050’, on the _____ day of _____, 2016.

.....

BE IT RESOLVED BY A ¾ VOTE RESOLUTION THAT:

The Owners of Strata Plan NW2050 approve transferring the 2016 year end accumulated deficit from/to the Contingency Fund.

The Common Seal of the Strata Corporation, The Owners, Strata Plan NW2050, was hereunto affixed this _____ day of _____, 2016 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 13, 2016.

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 13, 2016.

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

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** _____ **2016.**

CYPRESS POINT RAFFLE

DATE: TUESDAY, DECEMBER 13th, 2016

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 #: _____