APPROVED

THE OWNERS, STRATA PLAN VIS 200
ROYAL WOODS ON MCKENZIE
OPERATING BUDGET FOR THE FISCAL YEAR

JANUARY 1, 2026 to DECEMBER 31, 2026

		2026 BUDGET	
INCOME			
4001-1000	Strata Fee	$987,342	- $719.11/m
4001-5000	Fines/Fees	$100	
4001-7000	Fob/Key Income	$500	
4002-0000	Interest Income	$2,250	
4002-1000	Laundry	$6,000	
4002-4000	Other Revenue	$250	
4002-5000	Parking Income	$7,000	
4002-6000	Prior Year Surplus	$0	
TOTAL INCOME		$1,003,442	
EXPENSE			
OPERATING COSTS			
GENERAL & ADMINISTRATIVE			
6100-1000	Administrative & Postage	$700	
6100-4000	Insurance	$187,000	- $136.20/m
6100-6000	Legal Fees	$1,000	
6100-9000	Professional Fees	$700	
6200-0000	Property Management Fee	$49,392	- $35.97/m
6200-1000	Strata Council Operating	$1,500	
6200-4000	Strata Owned Strata Fees	$5,500	
SUB-TOTAL GENERAL & ADMINISTRATIVE		$245,792	
MAINTENANCE			
6400-5000	Caretaker	$52,000	- $37.87/m
6400-6000	Carpet & Floors	$2,250	
6400-8000	CP Amenity Space	$43,000	- $31.32/m
6410-3000	Drains & Catch Basins	$1,000	
6410-5000	Electrical	$2,000	
6410-7000	Elevator	$30,000	- $21.85/m
6420-3000	Fire Systems	$16,600	- $12.09/m
6430-0000	General Repairs	$60,000	- $43.70/m
6430-1000	Strata Owned Unit	$0	
6430-2000	HVAC/Boiler	$12,000	- $8.74/m
6430-5000	Janitorial Supplies	$800	
6430-6000	Landscaping Irrigation	$2,000	
6430-7000	Landscaping Pruning/Plant Care	$5,000	
6430-8000	Landscaping Services	$30,000	- $21.85/m
6440-0500	Laundry Equipment	$7,700	
6440-2000	Parking Lot	$200	
6440-3000	Pest Control	$8,000	
6440-4000	Plumbing	$12,000	- $8.74/m
6440-5000	Roof/Gutters/Drain	$5,000	
6440-7000	Security - Locks & Enterphone	$3,000	
6450-0000	Snow & Ice Removal	$17,500	- $12.75/m
6450-1050	Telephone/Internet	$3,000	
6450-1500	Water Treatment	$20,200	- $14.71/m
SUB-TOTAL MAINTENANCE		$333,250	
UTILITY SERVICES			
6700-1000	Hydro	$25,400	- $18.50/m
6700-3000	Natural Gas	$50,000	- $36.42/m
6700-4000	Water & Sewer	$85,000	- $61.91/m
6700-5000	Garbage & Recycling	$50,000	- $36.42/m
SUB-TOTAL UTILITY SERVICES		$210,400	$153.25/m
TOTAL OPERATING COSTS		$789,442	
6900-1000	Contingency (CRF) Contribution	$197,000	- $143.48/m
6900-5000	Prior Years Deficit Recovery	$17,000	✓
TOTAL EXPENSE		$1,003,442	
NET INCOME		$0	✓

APPROVED CONTINGENCY FUND RESOLUTIONS

Prior Years'

Utilities, Insurance, Contingency fund = $432.93/m (60% of strata fee)

Approved in Current Year

Prepared by: FIRM MANAGEMENT CORPORATION
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APPROVED

THE OWNERS, STRATA PLAN VIS 200
ROYAL WOODS ON MCKENZIE
UNIT OWNERS' STRATA FEE PAYMENT SCHEDULE

JANUARY 1, 2026 to DECEMBER 31, 2026

Strata Lot #	Unit #	Monthly Operating Costs	Contingency Contribution	Total Monthly Strata Fee	Unit Ent.	Unit Ent. %
105	317W	$356.31	$88.81	$445.12	541	0.541%
106	316W	$555.22	$138.39	$693.61	843	0.843%
107	315W	$419.54	$104.57	$524.11	637	0.637%
108	314W	$306.26	$76.34	$382.60	465	0.465%
109	313W	$299.67	$74.70	$374.37	455	0.455%
110	312W	$415.59	$103.59	$519.18	631	0.631%
111	311W	$405.71	$101.13	$506.84	616	0.616%
112	310W	$569.70	$142.00	$711.70	865	0.865%
113	309W	$569.70	$142.00	$711.70	865	0.865%
114	308W	$480.79	$119.84	$600.63	730	0.730%
115	307W	$304.94	$76.01	$380.95	463	0.463%
116	306W	$433.37	$108.02	$541.39	658	0.658%
117	305W	$551.92	$137.57	$689.49	838	0.838%
118	304W	$355.00	$88.49	$443.49	539	0.539%
119	303W	$555.22	$138.39	$693.61	843	0.843%
120	302W	$431.40	$107.53	$538.93	655	0.655%
121	301W	$341.16	$85.04	$426.20	518	0.518%
122	319W	$468.94	$116.89	$585.83	712	0.712%
123	418W	$666.52	$166.14	$832.66	1012	1.012%
124	417W	$390.56	$97.35	$487.91	593	0.593%
125	416W	$644.13	$160.56	$804.69	978	0.978%
126	415W	$521.63	$130.02	$651.65	792	0.792%
127	414W	$364.22	$90.78	$455.00	553	0.553%
128	413W	$355.00	$88.49	$443.49	539	0.539%
129	412W	$514.38	$128.21	$642.59	781	0.781%
130	411W	$509.77	$127.07	$636.84	774	0.774%
131	410W	$641.49	$159.90	$801.39	974	0.974%
132	409W	$668.50	$166.63	$835.13	1015	1.015%
133	408W	$610.54	$152.18	$762.72	927	0.927%
134	407W	$367.51	$91.61	$459.12	558	0.558%
135	406W	$531.50	$132.48	$663.98	807	0.807%
136	405W	$668.50	$166.63	$835.13	1015	1.015%
137	404W	$398.46	$99.32	$497.78	605	0.605%
138	403W	$648.08	$161.54	$809.62	984	0.984%
139	402W	$538.09	$134.12	$672.21	817	0.817%
140	401W	$413.61	$103.10	$516.71	628	0.628%
141	419W	$575.63	$143.48	$719.11	874	0.874%
	TOTALS	$65,861.86	$16,416.73	$82,278.59	100,000	100.00%
	ANNUAL TOTALS	$790,342.32	$197,000.76	$987,343.08		

#419 1005 McKenzie

Unit entitlement 0.874%

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