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
Suite 200 - 1931 Mt. Newton X Rd., Saanichton, B.C., V8M 2A9
Ph. 250-544-2300 Fax 250-544-0550

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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%

Prepared by: FIRM MANAGEMENT CORPORATION
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E and O E

Gallagher

Insurance | Risk Management | Consulting

4430 West Saanich Road | Suite 101
Victoria, BC V8Z 3E9
Canada

250-386-1454
www.ajg.com/ca

SUMMARY OF COVERAGE

POLICY NO. CP1021938, 7513984-1057

INSURED: OWNERS STRATA PLAN VIS200

LOCATION ADDRESS: 1005 MCKENZIE AVENUE & 1009 MCKENZIE AVENUE, VICTORIA, BC V8X 4A9

POLICY PERIOD: FROM: DECEMBER 31, 2025 TO: DECEMBER 31, 2026
(12:01 AM STANDARD TIME)

Coverage	Deductible	Limit
All Property – "All Risks" Form	$25,000	$45,991,000
Water Damage	$100,000	Included
Sewer Back-Up	$100,000	Included
Flood	$100,000	Included
Earthquake	15%, $250,000 minimum	Included
Stated Amount Clause & Replacement Cost		Included
Exterior Paving	$25,000	Included
Exterior Glass	$250	Included
Master Key Coverage	$500	Included
Enhanced Crime Coverage - Employee Dishonesty		$750,000
Additional Living Expense - Limit Per Unit	$1,000	$50,000
- Policy Aggregate		$1,000,000
Terrorism Endorsement	$2,500	$500,000
Commercial General Liability	$1,000	$5,000,000
Standard Non-Owned Automobile Liability	$1,000	$1,000,000
Sudden & Accidental Pollution Liability	$5,000	$1,000,000
Directors & Officers Liability	$1,000	$2,000,000
Equipment Breakdown	$1,000	$45,991,000
Volunteer Workers Accident Program		$200,000
Legal Expense	$500	$250,000
Cyber Liability	$1,000	$50,000

Insurers: Certain Underwriters at Lloyd's & HDI Global Specialty SE & The Wawanesa Mutual Insurance Company & Aviva Insurance Company of Canada & Industrial Alliance Insurance and Financial Services & Millennium Insurance Corporation & Berkley Insurance Company (Berkley Canada)

Subject to the terms, conditions and exclusions of the applicable policy(ies). This summary is issued as a matter of information only and confers no rights on the holder and imposes no liability on the insurer(s).

Printed: 12/18/2025

THE OWNERS, STRATA PLAN VIS 200
ROYAL WOODS ON MCKENZIE
EARTHQUAKE DEDUCTIBLE BREAKDOWN

Building Insured Value		**$45,991,000.00**		
Earthquake Deductible	**15%**	**$6,898,650.00**		
107	315W	$43,944.40	637	0.637%
108	314W	$32,078.72	465	0.465%
109	313W	$31,388.86	455	0.455%
110	312W	$43,530.48	631	0.631%
111	311W	$42,495.68	616	0.616%
112	310W	$59,673.32	865	0.865%
113	309W	$59,673.32	865	0.865%
114	308W	$50,360.15	730	0.730%
115	307W	$31,940.75	463	0.463%
116	306W	$45,393.12	658	0.658%
117	305W	$57,810.69	838	0.838%
118	304W	$37,183.72	539	0.539%
119	303W	$58,155.62	843	0.843%
120	302W	$45,186.16	655	0.655%
121	301W	$35,735.01	518	0.518%
122	319W	$49,118.39	712	0.712%
123	418W	$69,814.34	1012	1.012%
124	417W	$40,908.99	593	0.593%
125	416W	$67,468.80	978	0.978%
126	415W	$54,637.31	792	0.792%
127	414W	$38,149.53	553	0.553%
128	413W	$37,183.72	539	0.539%
129	412W	$53,878.46	781	0.781%
130	411W	$53,395.55	774	0.774%
131	410W	$67,192.85	974	0.974%
132	409W	$70,021.30	1015	1.015%
133	408W	$63,950.49	927	0.927%
134	407W	$38,494.47	558	0.558%
135	406W	$55,672.11	807	0.807%
136	405W	$70,021.30	1015	1.015%
137	404W	$41,736.83	605	0.605%
138	403W	$67,882.72	984	0.984%
139	402W	$56,361.97	817	0.817%
140	401W	$43,323.52	628	0.628%
141	419W	$60,294.20	874	0.874%
	TOTALS	**$6,898,650.06**	**100,000**	**100.00%**

Prepared by: FIRM MANAGEMENT CORPORATION
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APPENDIX "A"
SUMMARY OF INSURABLE COSTS (CRN)
STRATA PLAN VIS200

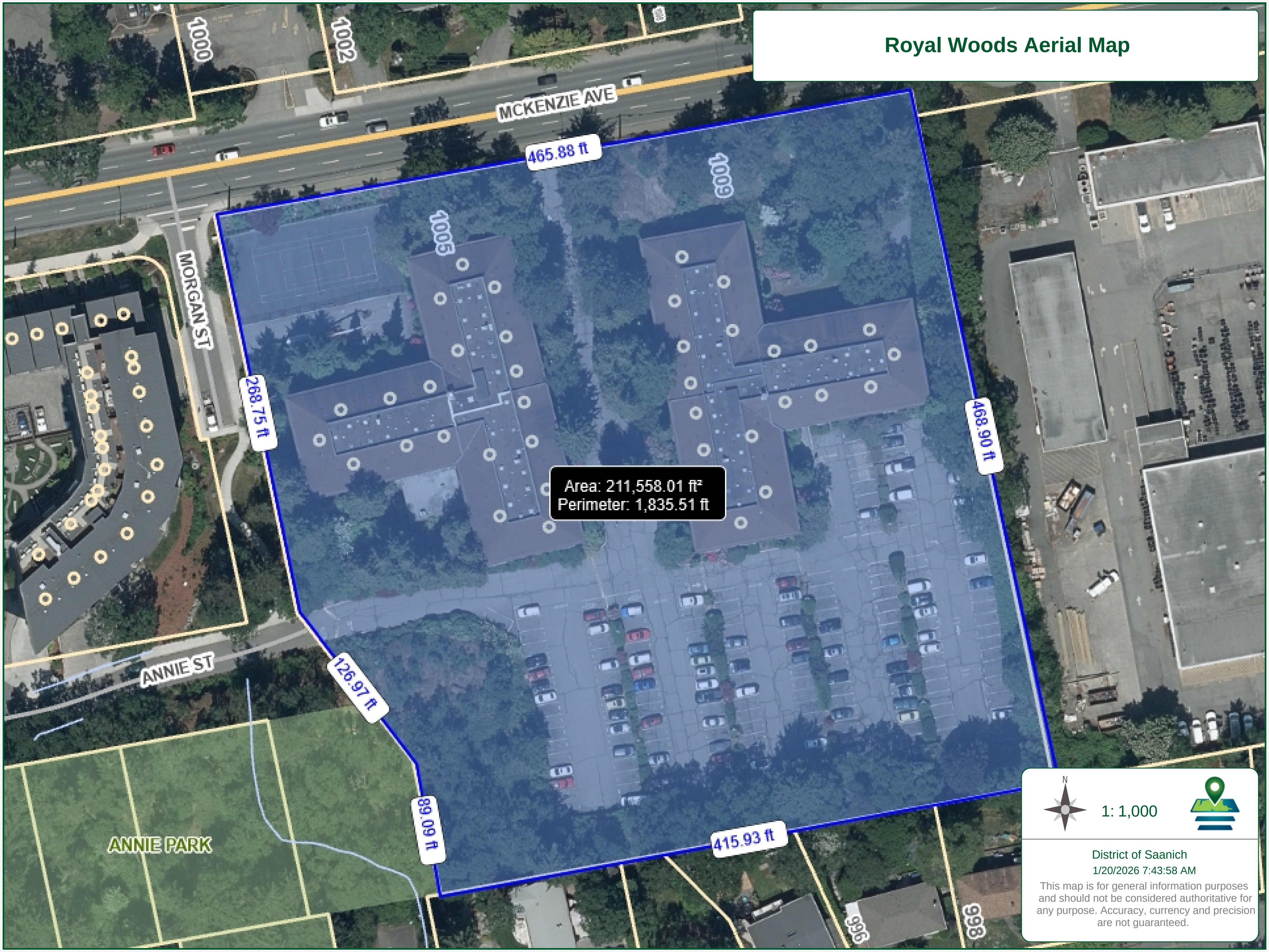
As Projected to December 1, 2025

BLDG	SL	CLS	BUILDING CONSTRUCTION & SERVICES	YARD IMPROVEMENTS (Underground Services Included)	BUILDING CODES & BYLAWS	DEMOLITION & DEBRIS REMOVAL	BUILT-IN APPLIANCES	TOTAL
Apartment 1: 1009 McKenzie Avenue	1-71	D	$19,517,000	$1,096,000	$610,000	$1,250,000	$196,000	$22,669,000
Apartment 2: 1005 McKenzie Avenue	72-141	D	$20,135,000	$1,080,000	$630,000	$1,284,000	$193,000	$23,322,000
Totals			**$39,652,000**	**$2,176,000**	**$1,240,000**	**$2,534,000**	**$389,000**	**$45,991,000**

$346,558.48

x .874 = $401,961.34!

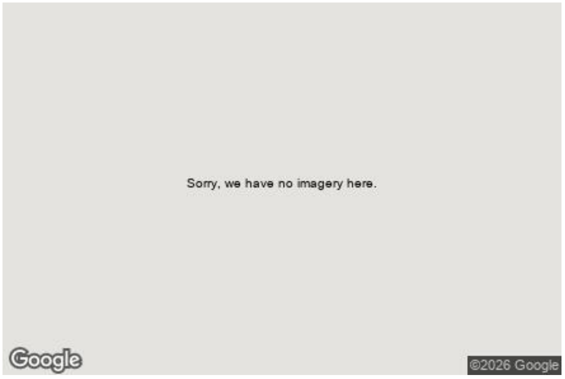
#419-1005 McKenzie


Royal Woods Aerial Map
MCKENZIE AVE
MORGAN ST
ANNIE ST
ANNIE PARK
1000
1002
1005
1009
996
998
465.88 ft
268.75 ft
468.90 ft
126.97 ft
89.09 ft
415.93 ft
Area: 211,558.01 ft²
Perimeter: 1,835.51 ft
N
1: 1,000
District of Saanich
1/20/2026 7:43:58 AM
This map is for general information purposes and should not be considered authoritative for any purpose. Accuracy, currency and precision are not guaranteed.

BC ASSESSMENT

419-1005 MCKENZIE AVE VICTORIA V8X 4A9

Area-Jurisdiction-Roll: 01-308-65-7366-361

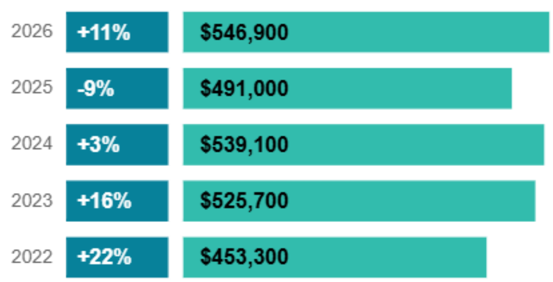


Total value $546,900

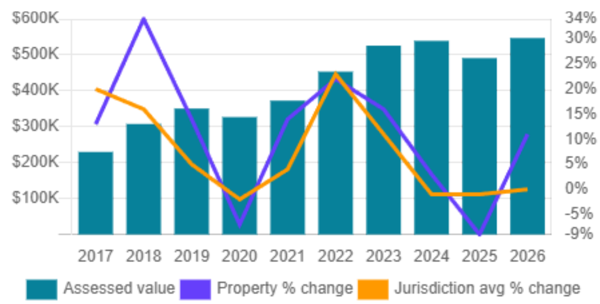
2026 assessment as of July 1, 2025

Previous year value $491,000

Property value history



Property value and District of Saanich jurisdiction change



Property information

Year built	1975
Description	Strata Apartment - Frame
Bedrooms	1
Baths	2
Carports	
Garages	
Land size	
First floor area	
Second floor area	
Basement finish area	
Strata area	1,248
Building storeys	2
Gross leasable area	
Net leasable area	

Legal description and parcel ID

STRATA LOT 141, PLAN VIS200, SECTION 64, VICTORIA LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

PID: 000-323-411

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

No.of apartment units	Total area

Register with BC Assessment

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- View recently viewed properties
- Store and access favourite properties across devices