

EXHIBIT "E"

THE OWNERS, STRATA PLAN VIS _____
 "THE METRO /THE LOTUS"
 _____ GOLDSTREAM ROAD, VICTORIA, BC
 PROPOSED BUDGET FOR THE YEAR ENDING _____, 200__

ACCOUNT	INCOME		
465	Assessments		\$159,637.59
		TOTAL INCOME	\$159,637.59
	RESIDENTIAL EXPENSES		
530	Garbage & Recycling		\$7,000.00
535	Gas (Heat & Hot Water & Hallway Air Unit)		\$12,000.00
550	Hydro		\$12,500.00
590	Water		\$9,600.00
597	Sewer		\$3,500.00
615	Alarm/Security System/Camera		\$1,800.00
650	Elevator-Contract		\$3,600.00
655	Elevator-Repairs & Maintenance\Permit		\$450.00
656	Elevator Phone		\$1,500.00
658	Enterphone		\$1,200.00
672	Garage Gate Maintenance Contract		\$600.00
673	Garage Gate Repairs		\$400.00
674	General Repairs & Maintenance		\$1,000.00
850	Strata Management Fee		\$16,380.00
679	GST on Management Fee		\$819.00
682	Boiler Maintenance		\$2,400.00
705	Janitorial Services (Inside)		\$7,000.00
710	Janitorial Supplies		\$300.00
725	Lighting Maintenance		\$300.00
730	Locks & Keys		\$150.00
735	Misc\Discretionary		\$200.00
746	Parkade Maintenance		\$2,400.00
750	Pest Control		\$200.00
776	Rooftop Air Unit Repairs and Maintenance		\$1,200.00
795	Window Cleaning		\$1,000.00
873	Bank Charges		\$240.00
920	Legal & Accounting		\$500.00
945	Meetings		\$150.00
950	Postage & Stationary		\$960.00
		SUBTOTAL	\$89,349.00
990	Transfer to Contingency		\$4,467.45
		TOTAL RESIDENTIAL	\$93,816.45
	COMMERCIAL EXPENSES		
530	Garbage and Recycling		\$4,500.00
674	General Repairs & Maintenance		\$500.00
850	Strata Management Fee		\$2,016.00
679	GST on Strata Management Fee		\$100.80
735	Misc\Discretionary		\$500.00
	Roof Air Chiller/Hydro		\$4,800.00
	Roof Air Chiller Repairs & Maintenance		\$2,400.00
	Heater Repairs & Maintenance		\$2,000.00
750	Pest Control		\$200.00
873	Bank Charges		\$240.00
920	Legal & Accounting		\$500.00
945	Meetings		\$300.00
950	Postage & Stationary		\$240.00
	Washroom Maintenance & Supplies		\$1,800.00
		SUBTOTAL	\$20,096.80
990	Transfer to Contingency		\$1,004.84
		TOTAL COMMERCIAL	\$21,101.64
	COMMON (SHARED) EXPENSES		
660	Fire\Safety Equipment		\$1,500.00
705	Janitorial Services (Outside)		\$1,200.00
715	Landscaping (Perimeter)		\$2,400.00
	Reciprocal Easement Expense		\$3,000.00
735	Misc\Discretionary		\$200.00
750	Pest Control		\$100.00
775	Roofing Repairs & Maintenance		\$500.00
830	Insurance-Property		\$26,450.00
835	Insurance-Deductible		\$5,000.00
873	Bank Charges		\$200.00
920	Legal\Accounting		\$240.00
	Outside Lighting Including Hydro		\$1,200.00
	Outside Lighting Repairs & Maintenance		\$500.00
950	Postage\Stationery		\$100.00
		SUBTOTAL	\$42,590.00
990	Transfer to Contingency		\$2,129.50
		TOTAL COMMON	\$44,719.50
	TOTAL RESIDENTIAL/COMMERCIAL/COMMON		\$159,637.59
	PROFIT/(LOSS)		\$0.00

The Owners, Strata Plan _____
 Unit Entitlement Assessments based on strict unit entitlement
 For the Fiscal Year Ended _____

			\$44,719.50	\$21,101.64	\$93,816.45	\$159,637.59
Strata Lot	Unit Number	Unit Entitlement	Common Annual Assessment	Commercial Annual Assessment	Residential Annual Assessment	Total Monthly Assessment
1		160	\$907.66	\$1,734.08	\$0.00	\$220.15
2		204	\$1,157.27	\$2,210.96	\$0.00	\$280.69
3		154	\$873.63	\$1,669.06	\$0.00	\$211.89
4		336	\$1,906.10	\$3,641.58	\$0.00	\$462.31
5		260	\$1,474.95	\$2,817.89	\$0.00	\$357.74
6		89	\$504.89	\$964.58	\$0.00	\$122.46
7		121	\$686.42	\$1,311.40	\$0.00	\$166.49
53		623	\$3,534.22	\$6,752.09	\$0.00	\$857.19
Total Commercial Entitlement		1,947	\$11,045.14	\$21,101.64	\$0.00	\$2,678.90
8		93	\$527.58	\$0.00	\$1,469.83	\$166.45
9		95	\$538.93	\$0.00	\$1,501.44	\$170.03
10		67	\$380.08	\$0.00	\$1,058.91	\$119.92
11		67	\$380.08	\$0.00	\$1,058.91	\$119.92
12		96	\$544.60	\$0.00	\$1,517.25	\$171.82
13		111	\$629.69	\$0.00	\$1,754.32	\$198.67
14		79	\$448.16	\$0.00	\$1,248.57	\$141.39
15		116	\$658.06	\$0.00	\$1,833.34	\$207.62
16		95	\$538.93	\$0.00	\$1,501.44	\$170.03
17		96	\$544.60	\$0.00	\$1,517.25	\$171.82
18		105	\$595.65	\$0.00	\$1,659.49	\$187.93
19		105	\$595.65	\$0.00	\$1,659.49	\$187.93
20		96	\$544.60	\$0.00	\$1,517.25	\$171.82
21		95	\$538.93	\$0.00	\$1,501.44	\$170.03
22		72	\$408.45	\$0.00	\$1,137.94	\$128.87
23		93	\$527.58	\$0.00	\$1,469.83	\$166.45
24		95	\$538.93	\$0.00	\$1,501.44	\$170.03
25		67	\$380.08	\$0.00	\$1,058.91	\$119.92
26		67	\$380.08	\$0.00	\$1,058.91	\$119.92
27		96	\$544.60	\$0.00	\$1,517.25	\$171.82
28		111	\$629.69	\$0.00	\$1,754.32	\$198.67
29		79	\$448.16	\$0.00	\$1,248.57	\$141.39
30		117	\$663.73	\$0.00	\$1,849.14	\$209.41
31		96	\$544.60	\$0.00	\$1,517.25	\$171.82
32		96	\$544.60	\$0.00	\$1,517.25	\$171.82
33		107	\$607.00	\$0.00	\$1,691.10	\$191.51
34		107	\$607.00	\$0.00	\$1,691.10	\$191.51
35		96	\$544.60	\$0.00	\$1,517.25	\$171.82
36		95	\$538.93	\$0.00	\$1,501.44	\$170.03
37		72	\$408.45	\$0.00	\$1,137.94	\$128.87
38		93	\$527.58	\$0.00	\$1,469.83	\$166.45
39		94	\$533.25	\$0.00	\$1,485.64	\$168.24
40		67	\$380.08	\$0.00	\$1,058.91	\$119.92
41		67	\$380.08	\$0.00	\$1,058.91	\$119.92
42		95	\$538.93	\$0.00	\$1,501.44	\$170.03
43		111	\$629.69	\$0.00	\$1,754.32	\$198.67
44		79	\$448.16	\$0.00	\$1,248.57	\$141.39
45		116	\$658.06	\$0.00	\$1,833.34	\$207.62
46		96	\$544.60	\$0.00	\$1,517.25	\$171.82
47		97	\$550.27	\$0.00	\$1,533.05	\$173.61
48		108	\$612.67	\$0.00	\$1,706.90	\$193.30
49		108	\$612.67	\$0.00	\$1,706.90	\$193.30
50		97	\$550.27	\$0.00	\$1,533.05	\$173.61
51		96	\$544.60	\$0.00	\$1,517.25	\$171.82
52		72	\$408.45	\$0.00	\$1,137.94	\$128.87
54		90	\$510.56	\$0.00	\$1,422.42	\$161.08
55		85	\$482.20	\$0.00	\$1,343.40	\$152.13
56		91	\$516.23	\$0.00	\$1,438.22	\$162.87
57		94	\$533.25	\$0.00	\$1,485.64	\$168.24
58		67	\$380.08	\$0.00	\$1,058.91	\$119.92
59		88	\$499.22	\$0.00	\$1,390.81	\$157.50
60		97	\$550.27	\$0.00	\$1,533.05	\$173.61
61		89	\$504.89	\$0.00	\$1,406.61	\$159.29
62		87	\$493.54	\$0.00	\$1,375.01	\$155.71
63		91	\$516.23	\$0.00	\$1,438.22	\$162.87
64		90	\$510.56	\$0.00	\$1,422.42	\$161.08
65		85	\$482.20	\$0.00	\$1,343.40	\$152.13
66		91	\$516.23	\$0.00	\$1,438.22	\$162.87
67		94	\$533.25	\$0.00	\$1,485.64	\$168.24
68		67	\$380.08	\$0.00	\$1,058.91	\$119.92
69		88	\$499.22	\$0.00	\$1,390.81	\$157.50
70		97	\$550.27	\$0.00	\$1,533.05	\$173.61
71		89	\$504.89	\$0.00	\$1,406.61	\$159.29
72		87	\$493.54	\$0.00	\$1,375.01	\$155.71
73		91	\$516.23	\$0.00	\$1,438.22	\$162.87
Total Residential Entitlement:		5,936	\$33,674.36	\$0.00	\$93,816.45	\$10,624.23
Total Entitlement in Aggregate:		7,883	\$44,719.50	\$21,101.64	\$93,816.45	\$13,303.13