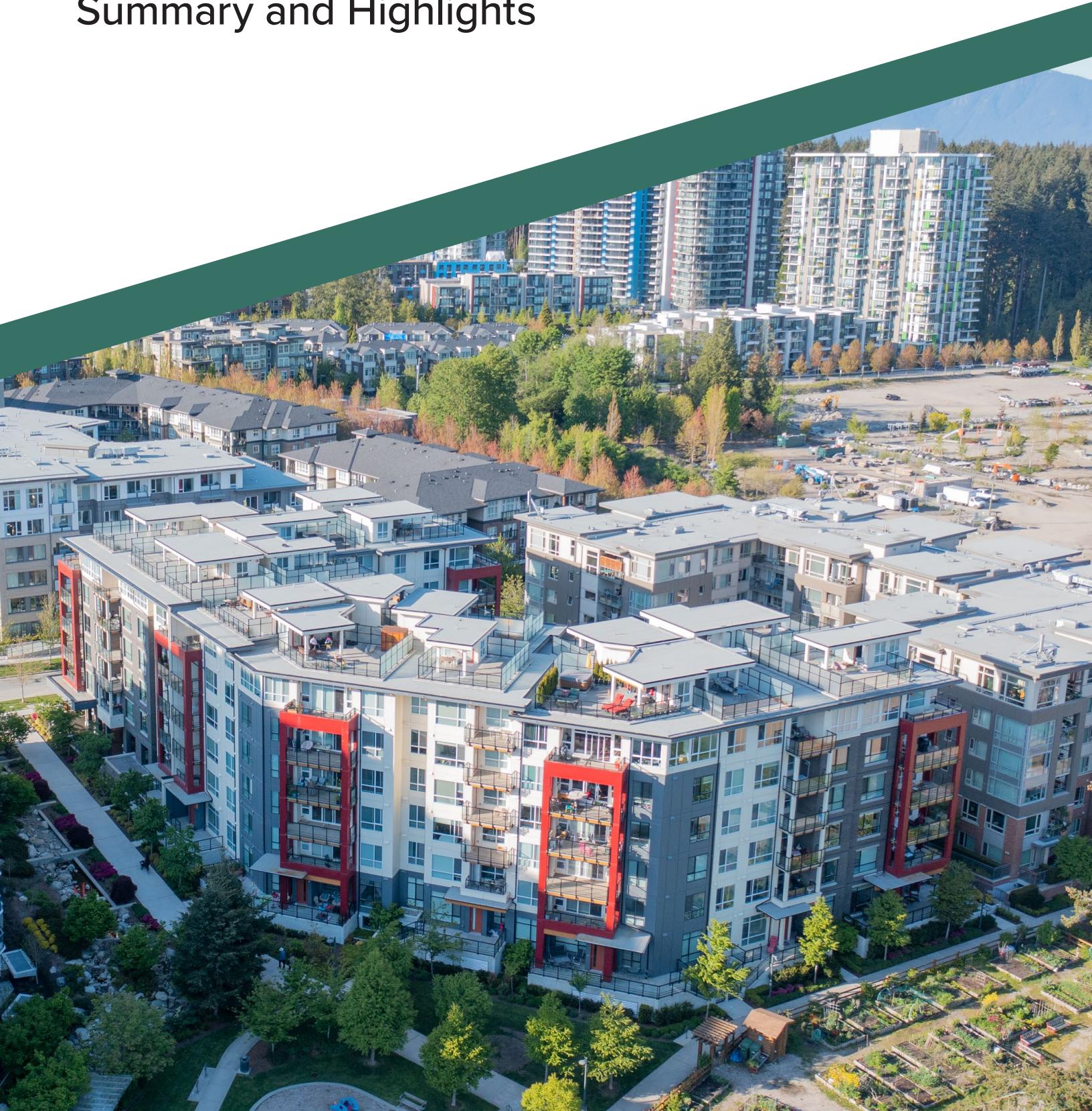


2026-2027

# DRAFT BUDGET

Summary and Highlights



# Overview

**This is a public consultation package provided by the University Neighbourhoods Association to the community for the purpose of receiving feedback on the 2026-2027 draft budget.**

The package contains key information; including the UNA Strategic Plan, an overview of the budget process, a summary of budget highlights and changes, the draft operating and capital budgets (developed with input from the UNA Board of Directors, the UNA Finance & Audit Committee, and staff, and guided by the UNA Strategic Plan), and information on how to submit feedback.

For more information about the draft budget, including the first draft budget review reports, the budget process and the consultation process, please visit [myuna.ca/budget2026](http://myuna.ca/budget2026).

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# UNA Strategic Plan

**The University Neighbourhoods Association is guided by its strategic plan.**

The UNA's strategic plan includes five strategic directives: governance, advocacy, environmental sustainability, creating connection and organizational capacity. The budgeting process is an important way for the UNA to financially back its strategic objectives with concrete actions.

## Governance



Strengthen the UNA's role as the democratic local governing body of the University Neighbourhoods, with the authority, autonomy and scope of responsibilities in place to meet the needs of the diverse and growing community, raise sufficient financial resources, regulate in public spaces, and effectively represent the interests of the Neighbourhoods.

## Advocacy



Enhance the capacity of the UNA to represent the University Neighbourhoods, and to advocate on behalf of the community in discussions with the University of British Columbia and other public bodies whose decisions and services affect the University Neighbourhoods.

## Environmental Sustainability



In collaboration with UBC, create opportunities for the organization and the community to reduce the University Neighbourhoods' ecological footprint, take action on climate change, protect the natural environment and position the Neighbourhoods as a leader in environmental sustainability.

## Community Building



Develop the opportunities, materials and tools to engage residents, irrespective of differences in language, culture and background, in UNA services, UNA decision-making, and in efforts to build a strong sense of community.

## Service Capacity

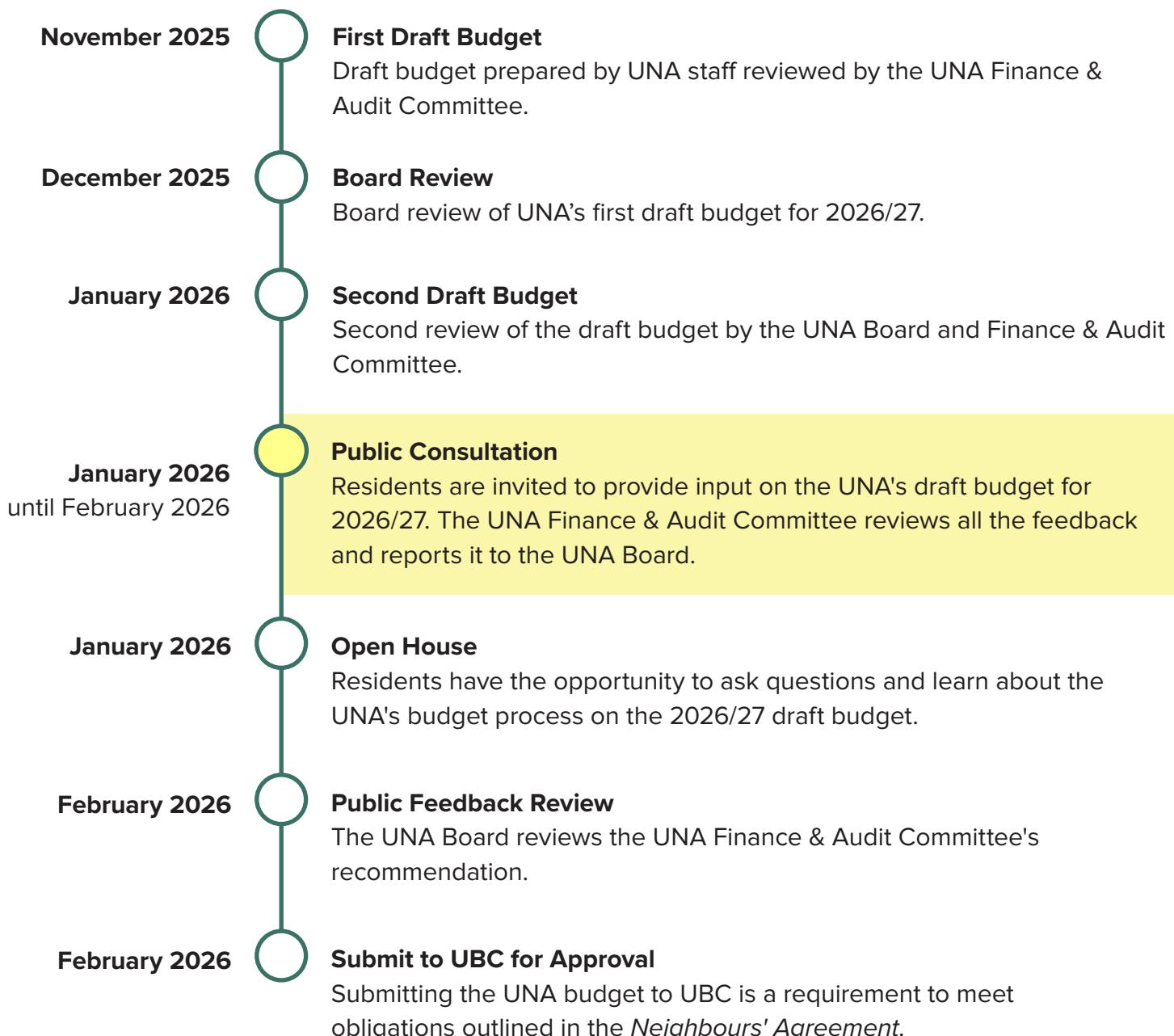


Ensure that the UNA has the people and resources in place to support the Board in its work, take decisive action on the UNA's strategic priorities, and meet the evolving service needs of the community.

# Budget Development Process

The annual budgeting process is an essential component of the UNA's financial planning, management, and control. The purpose is for the UNA to plan the management of its resources, revenues, and expenditures in order to best serve the community and to help the organization meet its strategic goals.

The budget development process is summarized in the following chart:



# Changes and Highlights

The FY2026/27 budget was developed by reviewing actual spending data, analyzing historical trends, and using the existing budget as a baseline, supplemented with estimates based on economic forecasts and anticipated impacts on revenues and expenditures for the upcoming year. This budget serves as a financial roadmap for the UNA, enabling effective management of resources, revenues, and expenditures to best support the community.

The FY2026/27 budget is divided into two components: the Operating Budget and the Capital Budget. The Operating Budget addresses day-to-day operations that ensure the smooth delivery of UNA services, while the Capital Budget encompasses expenditures on assets that support and sustain these services. Key assumptions underlying both the Operating and Capital Budgets are summarized below.

## Highlights of the FY2026/27 Budget

### Neighbours Levy (NL)

- Projected revenue: \$11.5 million, representing a \$0.9M increase (+8.8%) over FY2025/26.
- Funds available to the UNA is projected to be \$6.5 million after all the required contributions and withdrawals, close to 72% of overall UNA revenue.
- Drivers of NL growth:
  - Completion of new residential developments, expanding the assessed property base
  - Adjustments to the Services Levy, reflecting differences between Vancouver and rural property tax rates.
  - Updated housing price and inflation data, particularly in rural areas, influencing levy calculations
  - While the City of Vancouver confirmed a 0% municipal tax increase for 2026, changes in property assessments and the Services Levy mechanism result in a net increase to the NL.

### Service Cost Increases

- While the Neighbours Levy is expected to grow in 2026, the costs of several services—including Recreation, Fire Service, and Stormwater—are projected to rise due to population growth from 15,678 to 17,256.

### Infrastructure and Capital Reserve

- The contribution rate used in this budget is 4% of the Neighbours Levy. This rate is scheduled to increase by 0.1% annually, reaching 4.2% by 2029.

### Community Field Replacement Reserve

- The contribution has now been finalized, with \$70,000 budgeted for FY2026/27.

### **Urban Forest Costs**

- Estimated at approximately \$40,000 for the fiscal year. Based on NA2024, the cost could reach up to \$80,000 plus inflation.

### **Recreation Facilities Charge:**

- The amount is projected to be \$797,477 for 2026/27.

### **Cultural Facilities Charge**

- Budgeted at \$41,844 (2025/26 cost plus inflation), based on Schedule G of NA2024.

### **Inflation Assumption**

- The overall inflation rate assumed for FY2026/27 is 2–3%.

### **Common Area Maintenance Support (UBC Properties Trust)**

- Confirmed at \$470,000 for FY2026/27, representing a 20% reduction compared to FY2025/26. This amount is anticipated to gradually decrease in future years.

### **Balanced Budget**

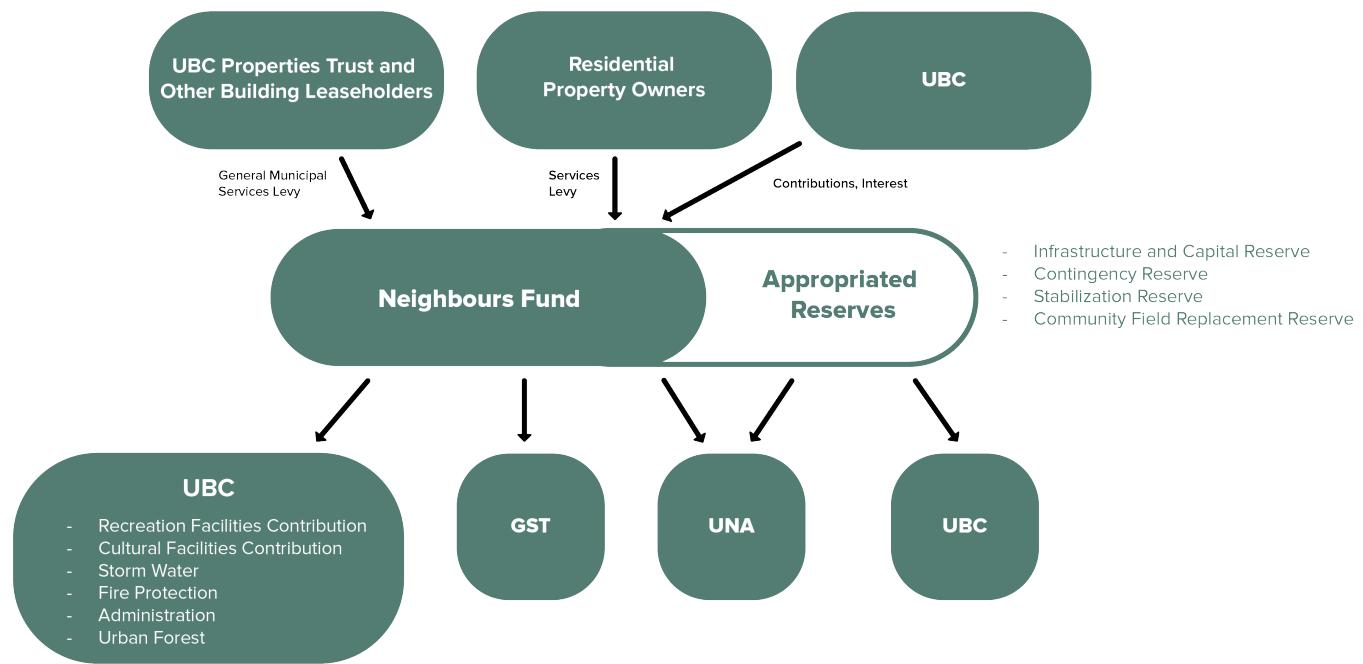
- This draft version presents a balanced operating budget.

### **Capital Projects**

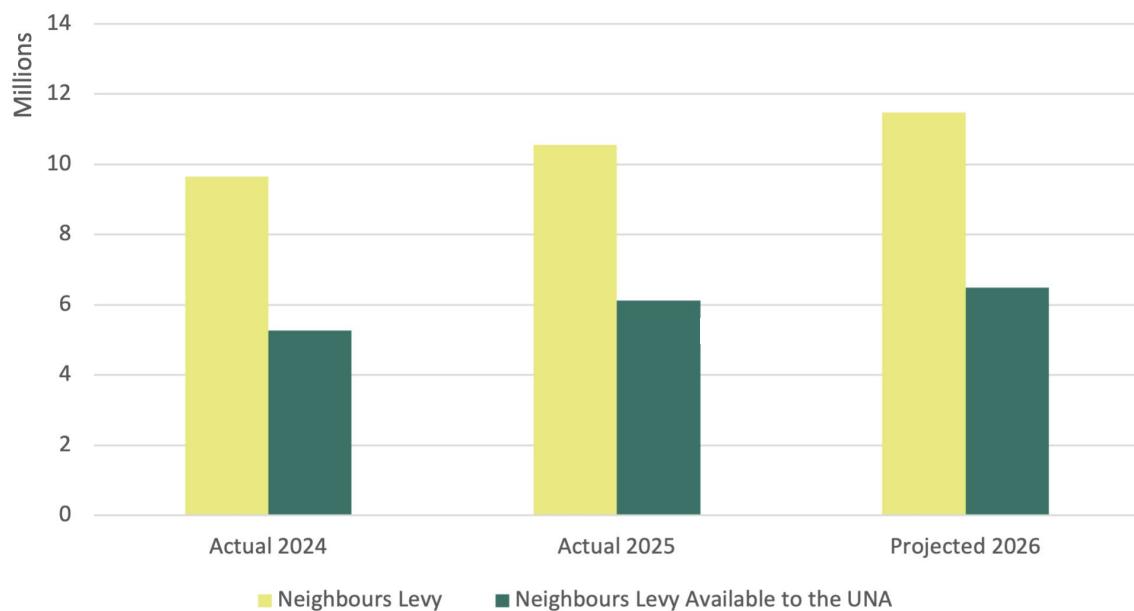
- Total budget for capital projects is \$365,400, primarily allocated for the park and roadway enhancement, replacement of existing furniture, fixtures, and equipment. These projects will be funded through the UNA Capital Reserve.

# Neighbours' Fund

## Flow of Money



## Neighbours Levy



## UBC NEIGHBOURS FUND

Projected amount of Neighbours Levy available to the UNA

	<b>2025 Actuals</b>	<b>2026 Projected</b>
Neighbours Levy (Services Levy and GMSL)	\$ 10,547,310	\$ 11,480,000
<b>Contributions to Reserves</b>		
Infrastructure and Capital Reserve <sup>1</sup>	(411,345)	(459,200)
Rate Stabilization Reserve	(105,473)	(114,800)
Community Field Replacement Reserve <sup>2</sup>	(55,000)	(70,000)
<b>Total Contributions to Reserves</b>	<b>(571,818)</b>	<b>(644,000)</b>
<b>UBC Withdrawals</b>		
Administration Fee <sup>3</sup>	(87,000)	(87,000)
Urban Forest Cost <sup>4</sup>	(40,000)	(40,000)
Stormwater Sewers	(760,000)	(889,695)
Fire Services Charge	(2,108,524)	(2,388,063)
Recreation and Cultural Facilities Charges <sup>5</sup>	(750,039)	(839,321)
<b>Total UBC Withdrawals</b>	<b>(3,745,563)</b>	<b>(4,244,079)</b>
<b>Net Amount of Neighbours Levy</b>	<b>6,229,928</b>	<b>6,591,921</b>
<b>GST (Net of UBC GST Credit)</b>	<b>(102,130)</b>	<b>(108,064)</b>
<b>AMOUNT AVAILABLE TO THE UNA<sup>6</sup></b>	<b>\$ 6,127,798</b>	<b>\$ 6,483,857</b>

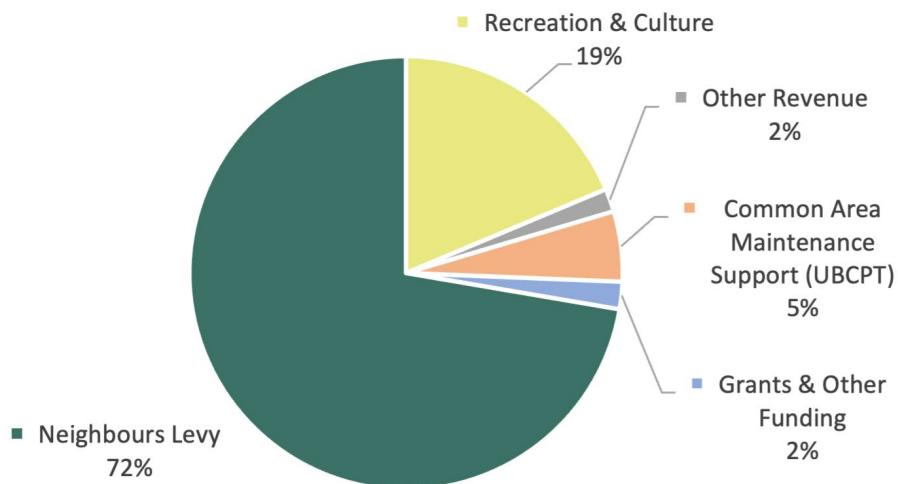
1. Under the 2024 Neighbours Agreement, the Infrastructure Replacement Reserve and the Capital Reserve have been combined. The reserve rate for 2025 is set at 3.9% and will increase to 4% in 2026. It will continue to rise by 0.1% annually, reaching 4.2% by 2029.
2. The contributions for 2025 had an adjustment of \$15K but should be \$70K for 2026 to 2033.
3. UBC's fees and expenses cover all administrative duties, including the costs of the annual audit.
4. The Urban Forest cost has been budgeted based on forecasted figures; additional details are provided in NA2024
5. Recreation and Cultural Facilities Charges Projected 2025 amount is calculated based on population of 17,256 times per capita rate of \$50.37 (last year's per capita rate of \$49.29 plus 2% inflation assumption). Community Access is set at 41K plus 2% inflation.
6. The amount available to the UNA is for its fiscal year beginning in the calendar year.

# Draft Operating Budget Overview

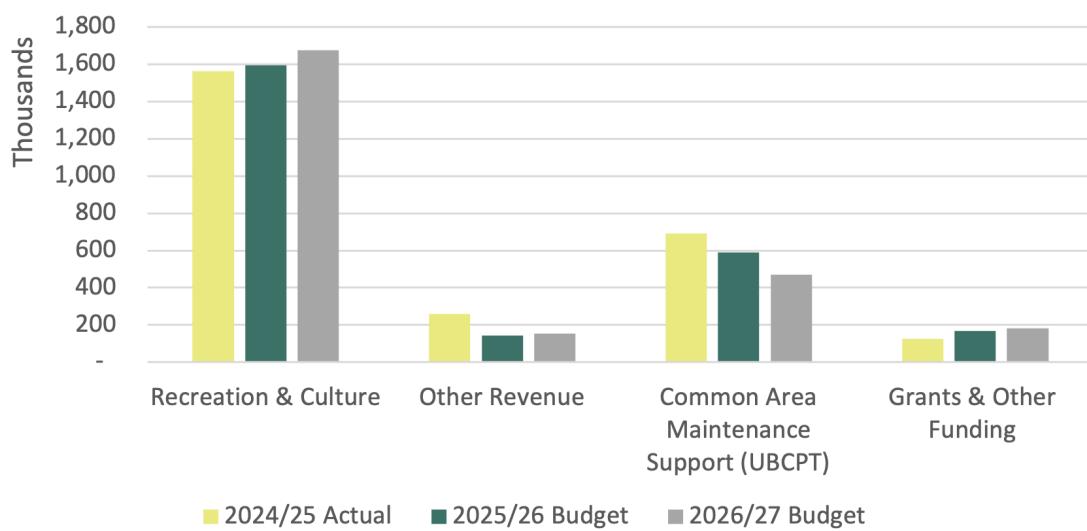
The Operating Budget covers day-to-day operations that keep UNA services running smoothly.

## REVENUE

The UNA's budget for FY2026/27 is \$8,965,374, an overall increase of 6%, compared to the FY2025/2026 budget.



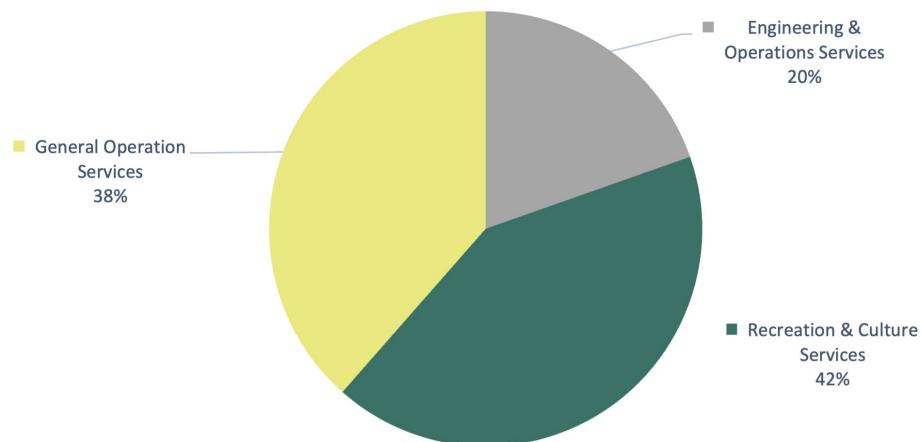
## Revenue - Other than Neighbours Levy



## EXPENDITURES

Total budgeted expenditures for FY2026/27 are \$8,965,374, an overall increase of 6% compared to the FY2025/26 budget.

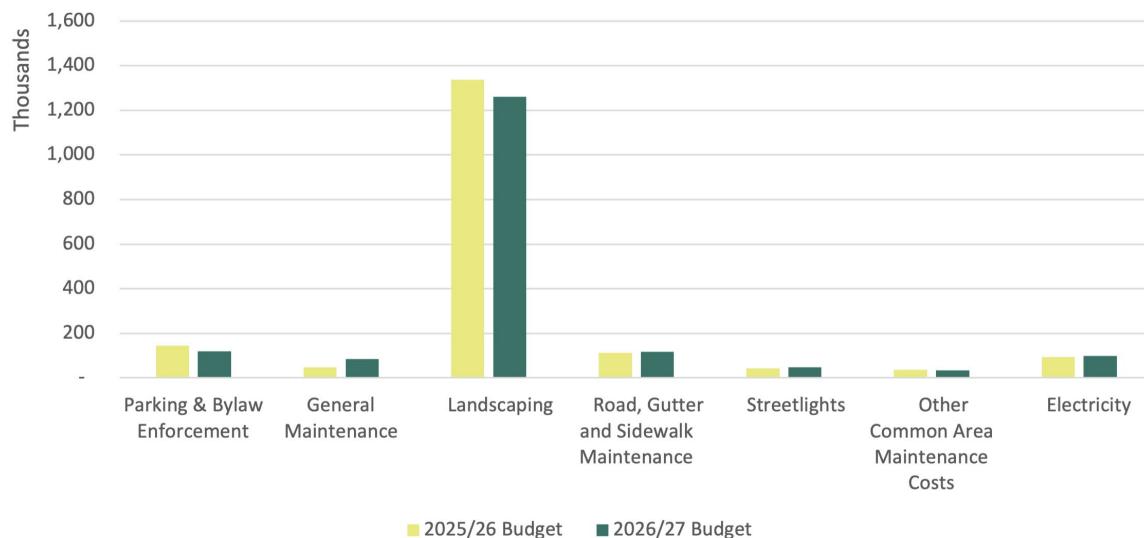
### 2026/27 Budget - Expenditures



## Engineering and Operation Services

Overall expenses are projected to decrease by 3% from \$1.8M to \$1.7M, primarily due to the following adjustments:

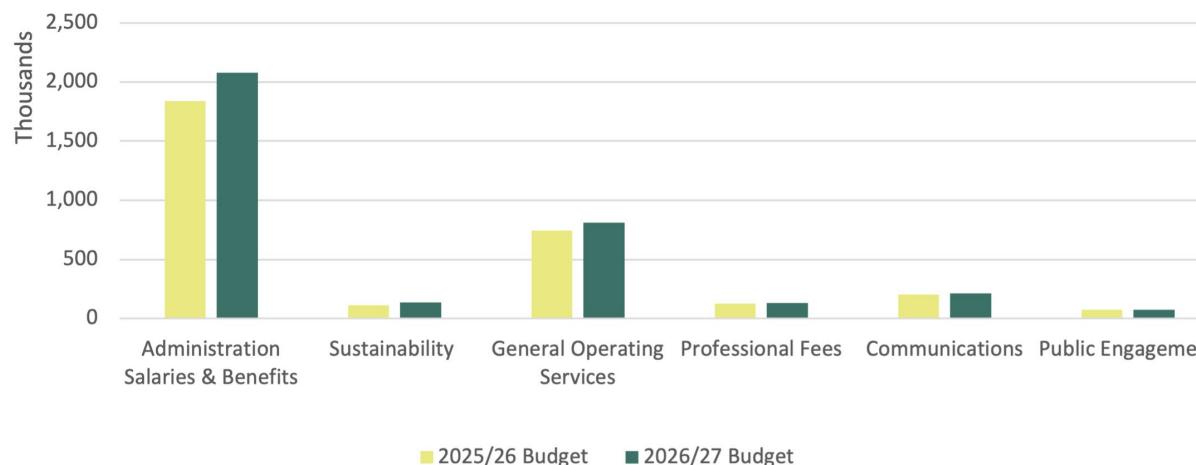
- **Parking and Bylaw Enforcement:** A revised spending pattern for the upcoming fiscal year results in an overall reduction of 17%, bringing expenses down to \$119,000.
- **Common Area Maintenance:** Landscaping costs are budgeted to decrease to \$1.2M (a -6% reduction), mainly due to special projects included in the previous fiscal year that are not planned for FY2026/27, along with anticipated lower contractor fees.



## General Operation Services

Overall expenses will increase 11% to \$3.4M. Some of the changes within this category are:

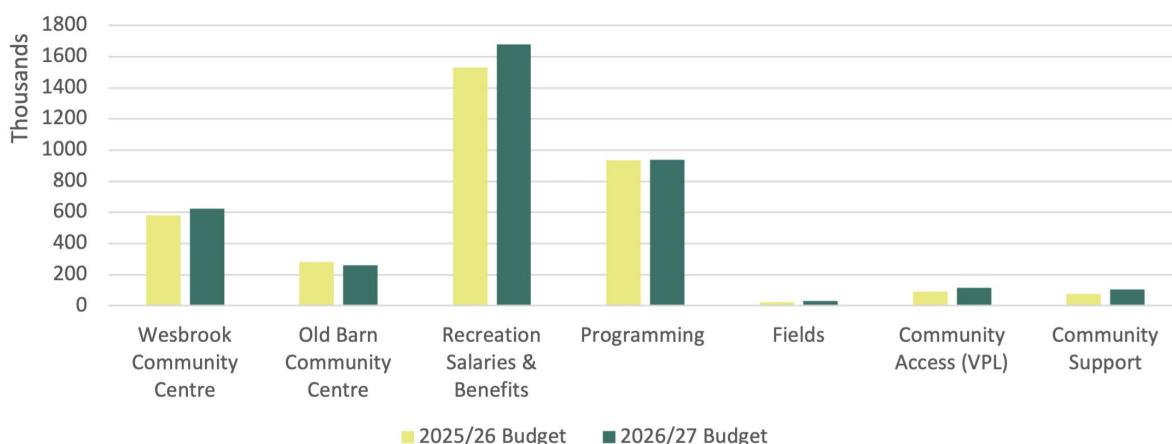
- Administration Salaries & Benefits: The increase in this budget is primarily due to the addition of new positions, including adding a new HR position, converting the Social Media Specialist to full-time, and adding a part-time Operations Technician role.
- Sustainability: Included in the budget for an amount for an audit to support governance initiatives aimed at aligning the organization's strategic plan.
- General Operational Services: Includes a Board Project item for additional community projects.



## Recreation and Culture Services

Overall expenses will increase to \$3.7M by 7% compared to the FY2025/26 budget of \$3.5M, mainly due to the following reasons:

- Fields: Costs are expected to increase due to new maintenance requirements and a higher service level associated with the replacement of the field turf.
- Includes the conversion of the Administrative Assistant position to full-time, additional front desk support hours, and a CPI adjustment.
- Community Support: Increased by 36% to \$105,000 to support public events, volunteer functions, and to reintroduce Try-It Week to promote various community programs.



## REVENUE

Draft Operating Budget 2026-2027

University Neighbourhoods Association	2024-2025 Actuals	2025-2026 Budget	2026-2027 Draft
<b>REVENUE</b>			
Payments from UBC			
Neighbours Levy	\$ 5,270,971	5,942,163	\$ 6,483,857
Total Payments from UBC	<b>5,270,971</b>	<b>5,942,163</b>	<b>6,483,857</b>
Recreation and Culture			
Wesbrook Community Centre	354,318	347,000	392,983
Old Barn Community Centre	130,957	129,740	145,000
Programming	978,898	992,000	1,012,000
Playing Fields and Park Rentals	100,709	125,000	125,000
Total Recreation and Culture	<b>1,564,882</b>	<b>1,593,740</b>	<b>1,674,983</b>
Other Revenue			
Parking	124,783	50,000	60,000
Miscellaneous	134,513	92,158	94,034
Common Area Maintenance Support (UBCPT)	690,000	590,000	470,000
Total Other Revenue	<b>949,296</b>	<b>732,158</b>	<b>624,034</b>
Grants and Other Funding			
External Grants and Miscellaneous	125,028	168,500	182,500
Total Grants and Other Funding	<b>125,028</b>	<b>168,500</b>	<b>182,500</b>
<b>TOTAL REVENUE</b>	<b>\$ 7,910,178</b>	<b>8,436,561</b>	<b>\$ 8,965,374</b>

## EXPENDITURES

Draft Operating Budget 2026-2027

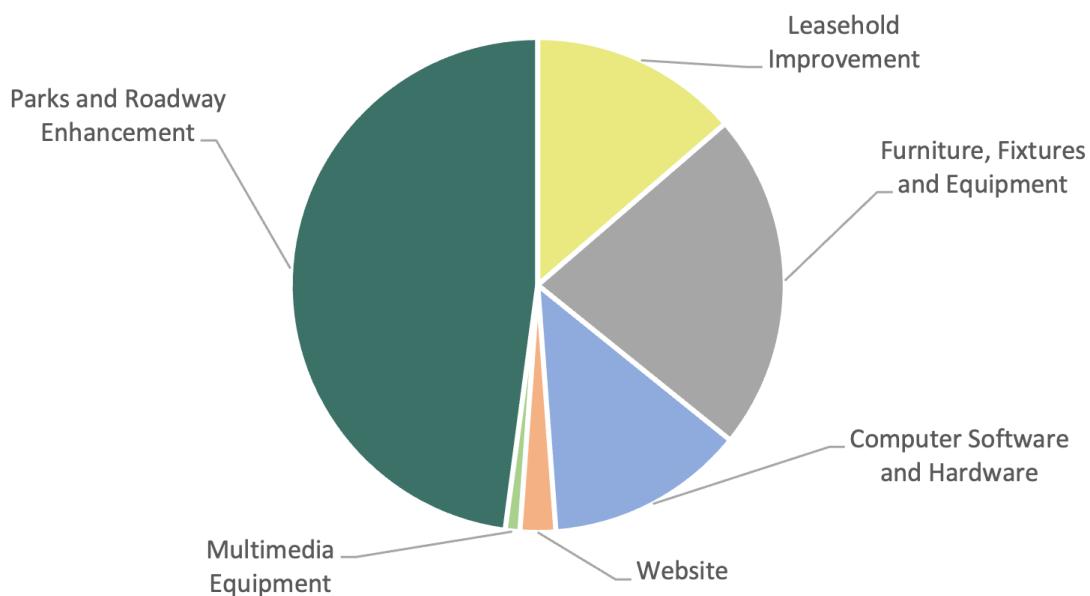
University Neighbourhoods Association	2024-2025 Actuals	2025-2026 Budget	2026-2027 Draft
<b>EXPENDITURES</b>			
Engineering and Operations Services			
Parking and Bylaw Enforcement	\$ 133,710	144,592	\$ 119,575
General Maintenance	61,325	48,198	85,000
Common Area Maintenance Fees			
Landscaping	1,335,387	1,338,430	1,262,059
Road, Gutter and Sidewalk Maintenance	129,548	112,914	116,302
Streetlights	63,695	43,775	47,198
Electricity	92,938	94,520	97,356
Other Common Area Maintenance Costs	41,893	36,779	32,882
Total Engineering and Operations Services	<b>1,858,496</b>	<b>1,819,208</b>	<b>1,760,371</b>
Recreation and Culture Services			
Wesbrook Community Centre	574,159	581,677	623,157
Old Barn Community Centre	248,363	281,364	261,513
Recreation Salaries and Benefits	1,244,104	1,529,371	1,678,016
Programming	874,035	935,483	937,041
Fields	23,131	25,600	31,368
Community Access (VPL)	89,700	90,000	117,000
Community Support	80,343	77,232	105,000
Total Recreation and Culture Services	<b>3,133,835</b>	<b>3,520,726</b>	<b>3,753,095</b>
General Operation Services			
Administration Salaries and Benefits	1,651,324	1,838,426	2,077,541
Sustainability	52,328	110,722	137,426
General Operating Services	564,023	742,149	813,406
Professional Fees	132,700	128,000	134,290
Communications	155,086	203,329	213,565
Public Engagement	78,912	74,000	75,680
Total General Operation Services	<b>2,634,373</b>	<b>3,096,626</b>	<b>3,451,908</b>
<b>TOTAL EXPENDITURES</b>	<b>7,626,704</b>	<b>8,436,561</b>	<b>8,965,374</b>
<b>SURPLUS OR (DEFICIT)</b>	<b>283,474</b>	<b>0</b>	<b>0</b>

# Draft Capital Budget

The Capital Budget covers the expenditures spent on asset items. The UNA is focused on making investment decisions that align with the strategic plan priorities.

The Capital Budget for FY2026/27's total is \$365,400.

## 2026/2027 Capital Budget



## CAPITAL PROJECTS

Draft Capital Budget 2026-2027

University Neighbourhoods Association	2024-2025 Actuals	2025-2026 Budget	2026-2027 Draft
<b>CAPITAL PROJECTS</b>			
Leasehold Improvement	31,312	-	\$ 50,000
Furniture, Fixtures and Equipment	34,225	64,000	80,800
Computer Software and Hardware	98,182	40,200	47,600
Website	15,750	-	8,500
Multimedia Equipment	3,103	-	3,500
Recreational and Fitness Equipment	-	32,500	-
Parks and Roadway Enhancement	23,501	185,000	175,000
<b>TOTAL CAPITAL PROJECTS COSTS</b>	<b>206,073</b>	<b>321,700</b>	<b>365,400</b>
<b>TRANSFERS FROM RESERVES, UNRESTRICTED NET ASSETS AND OTHERS</b>			
Transfer from UNA Capital Reserve	(206,073)	(321,700)	(365,400)
<b>BALANCE</b>	<b>-</b>	<b>-</b>	<b>\$ -</b>

## STRATEGIC PRIORITIES AND THE 2026-2027 BUDGET

UNA Priorities	2026-2027 Budget	Amount
<b>Community Building</b>	25th Anniversary Campaign	\$ 20,000
	Increase general events such as Old Barn Nights	10,000
	Increase signature events such as Canada Day	5,500
	Video equipment upgrade for sharing more videos with community	3,500
	Volunteer appreciation	10,000
<b>Environmental Sustainability</b>	Sustainability Audit/Benchmarking	60,000
	Toy box project to promote local toy reuse	2,000
	Tree Replanting	10,000
	Tree Treating	35,000
<b>Advocacy</b>	Newspaper development and promotion	6,000
	Newspaper writers-in-residence program	6,000
<b>Service Capacity</b>	Events for mental health series	3,000
	New part-time technician to support general operations	40,000
<b>Governance</b>	Board Governance Review Project	15,000
	Board Training	10,000
	Committee Support	10,000
<b>Service Oriented</b>	Additional Shading Structure	25,000
	Accessible Picnic Tables	5,500
	Community Event Equipment Upgrade	10,500
	Gymnasium Floor Resurfacing	50,000
	Replacement and Additional Tents for Community Events	10,000
	Try-It week returns 2x a year	5,000
	WCC Lounge and Teen Centre Tables Replacement	8,500
	Website Calendar and Stacks Improvements	8,500
	Wesbrook Pathway Lighting Upgrades	150,000
<b>Total</b>		<b>\$ 453,300</b>

# Reports

Detailed information about the draft budget and the budget process can be found in the reports linked below, or by visiting [myuna.ca/budget2026](http://myuna.ca/budget2026).

- **UNA Budget Process ([Download PDF](#))**

Presented to the UNA Board of Directors at the September 2025 board meeting.

- **First Draft Budget ([Download PDF](#))**

Includes the detailed draft Operating Budget and Capital Budget. Submitted to the UNA Board of Directors at the December 2025 board meeting.

- **Second Draft Budget ([Download PDF](#))**

Includes the detailed draft operating budget and capital budget. Submitted to the UNA Board of Directors at the January 2026 board meeting.

# Feedback

Please send your comments on the draft UNA Budget 2026-2026 by visiting [myuna.ca/budget2026](http://myuna.ca/budget2026) or by emailing [budget@myuna.ca](mailto:budget@myuna.ca).

You will also have the opportunity to provide feedback at the **Budget Consultation Open House on January 29, 2026, at 5:30 p.m.** at the Wesbrook Community Centre.

The deadline to submit comments is at **February 6, 2026 at 12 p.m.**

All comments received by the deadline will be provided to the UNA's Finance & Audit Committee for review and then to the UNA Board of Directors to consider during the February board meeting. For more information about the board meeting schedule and how to attend, please visit [myuna.ca/board-meetings](http://myuna.ca/board-meetings).



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