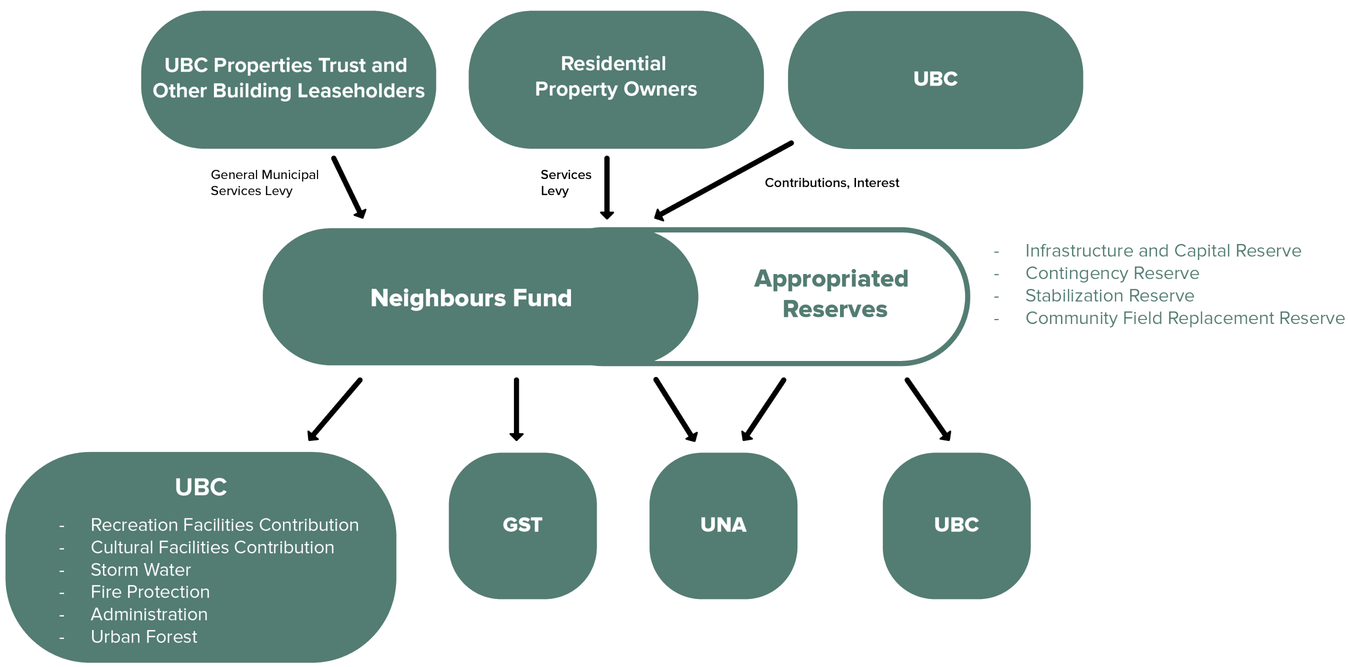
UNA UNIVERSITY NEIGHBOURHOODS ASSOCIATION

2026-2027
BUDGET
Summary

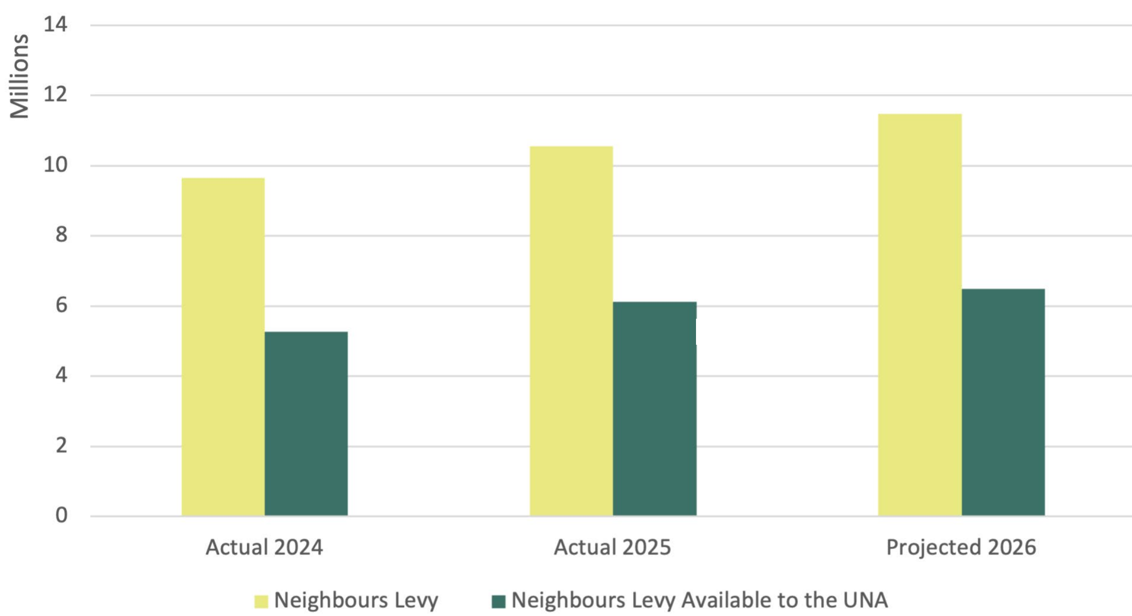
Contents

Neighbours' Fund

Flow of Money



Neighbours Levy



UBC NEIGHBOURS FUND

Projected amount of Neighbours Levy available to the UNA

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

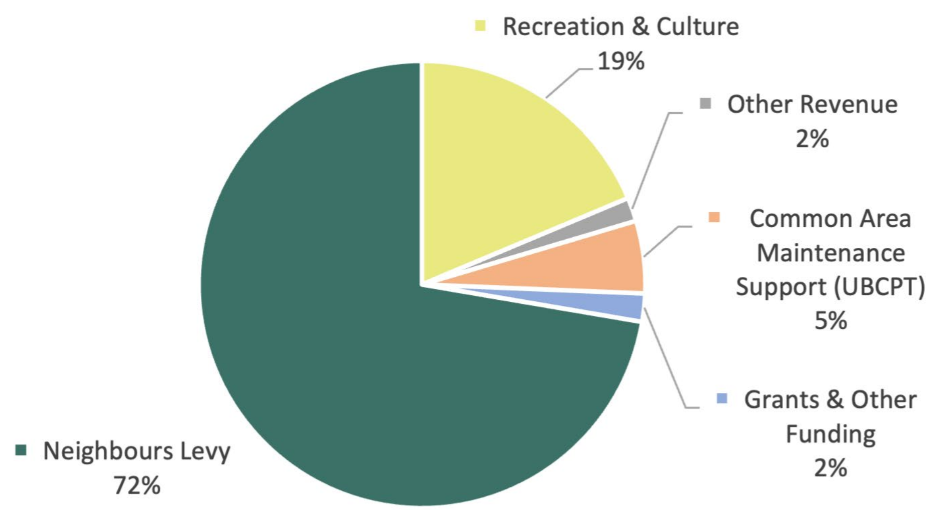
1. *Under the 2024 Neighbours Agreement, the Infrastructure Replacement Reserve and the Capital Reserve have been combined. The reserve rate for 2025 is set at 3.9% and will increase to 4% in 2026. It will continue to rise by 0.1% annually, reaching 4.2% by 2029.*
2. *The contributions for 2025 had an 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.*

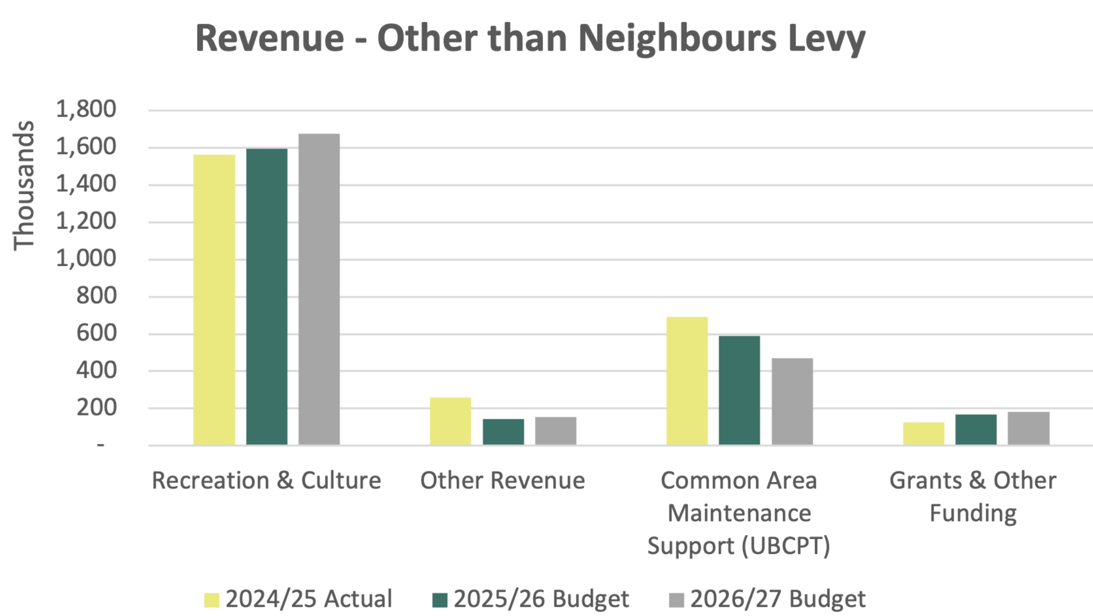
Operating Budget Overview

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

REVENUE

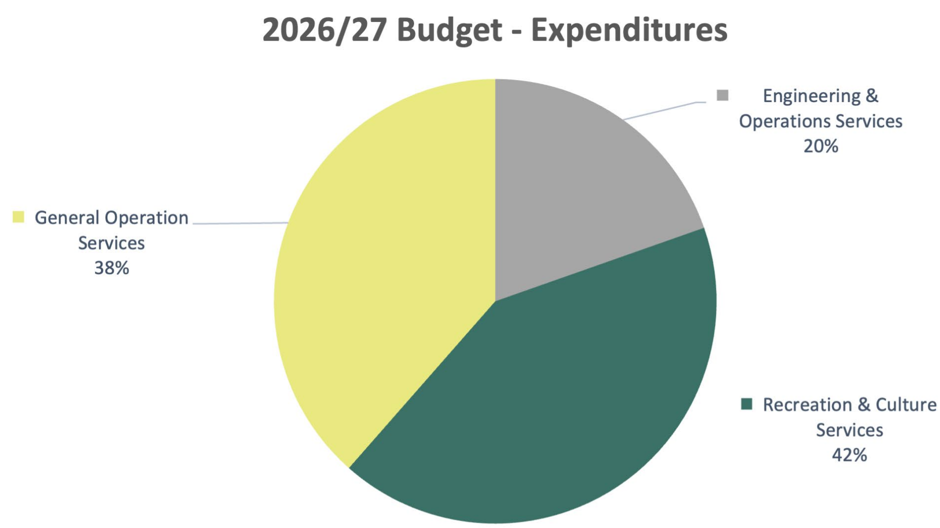
The UNA's budget for FY2026/27 is **$8,965,374**.



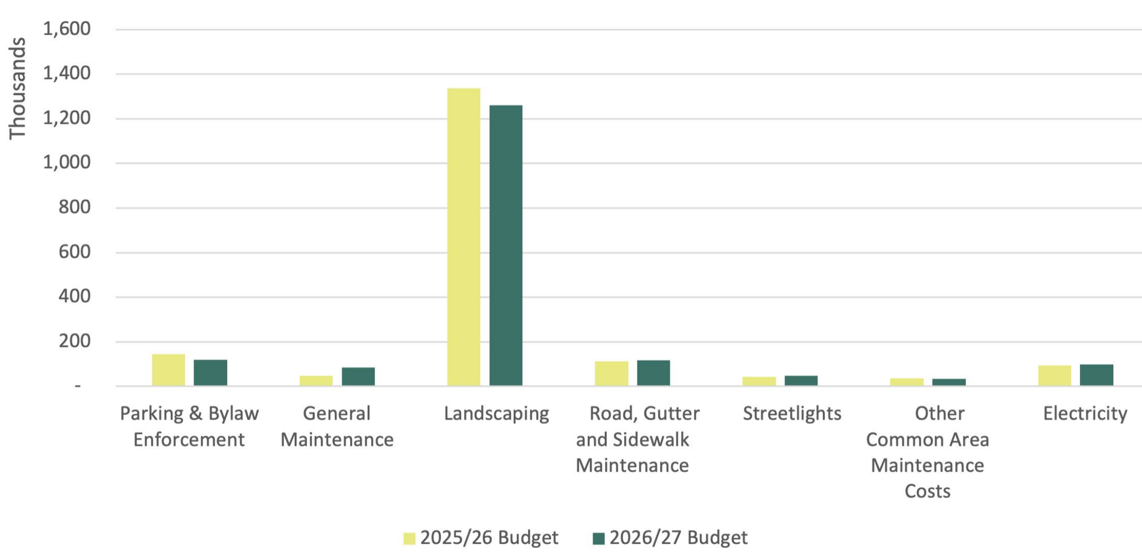


EXPENDITURES

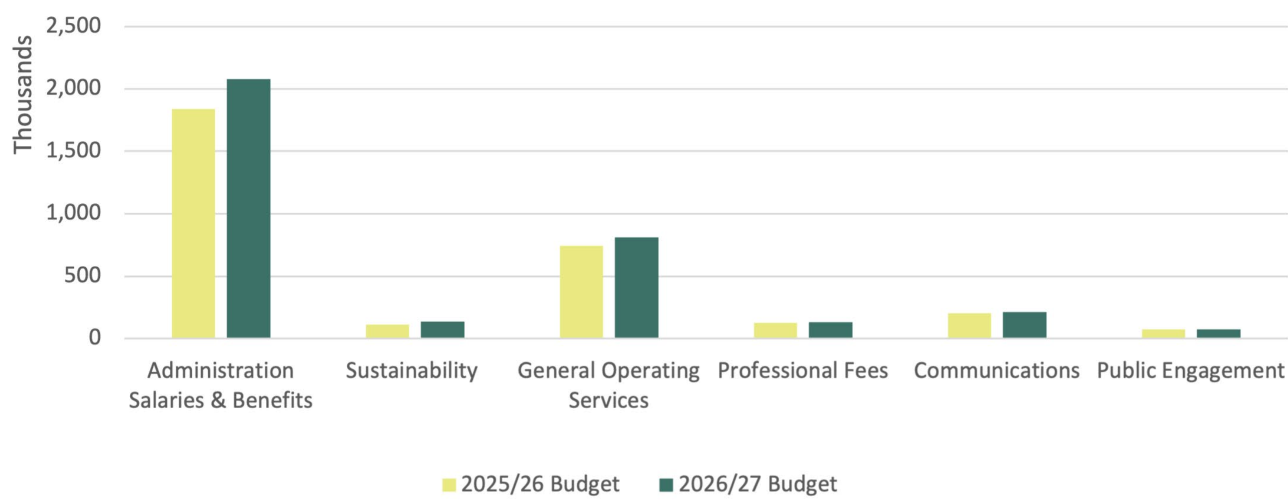
Total budgeted expenditures for FY2026/27 are **$8,965,374**.



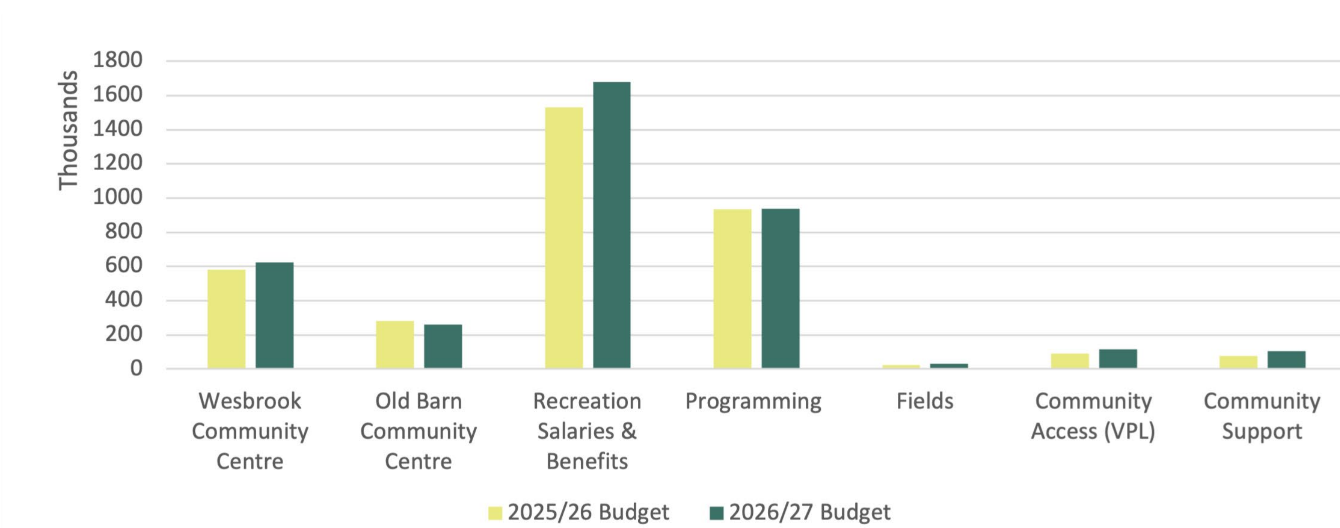
Engineering and Operation Services



General Operation Services



Recreation and Culture Services



REVENUE

Operating Budget 2026-2027

University Neighbourhoods Association	2024-2025 Actual	2025-2026 Approved	2026-2027 Approved
REVENUE			
Payments from UBC			
Neighbours Levy	$ 5,270,971	5,942,163	$ 6,483,857
Total Payments from UBC	**5,270,971**	**5,942,163**	**6,483,857**
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	**1,564,882**	**1,593,740**	**1,674,983**
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	**949,296**	**732,158**	**624,034**
Grants and Other Funding			
External Grants and Miscellaneous	125,028	168,500	182,500
Total Grants and Other Funding	125,028	168,500	182,500
TOTAL REVENUE	**$ 7,910,178**	**8,436,561**	**$ 8,965,374**

EXPENDITURES

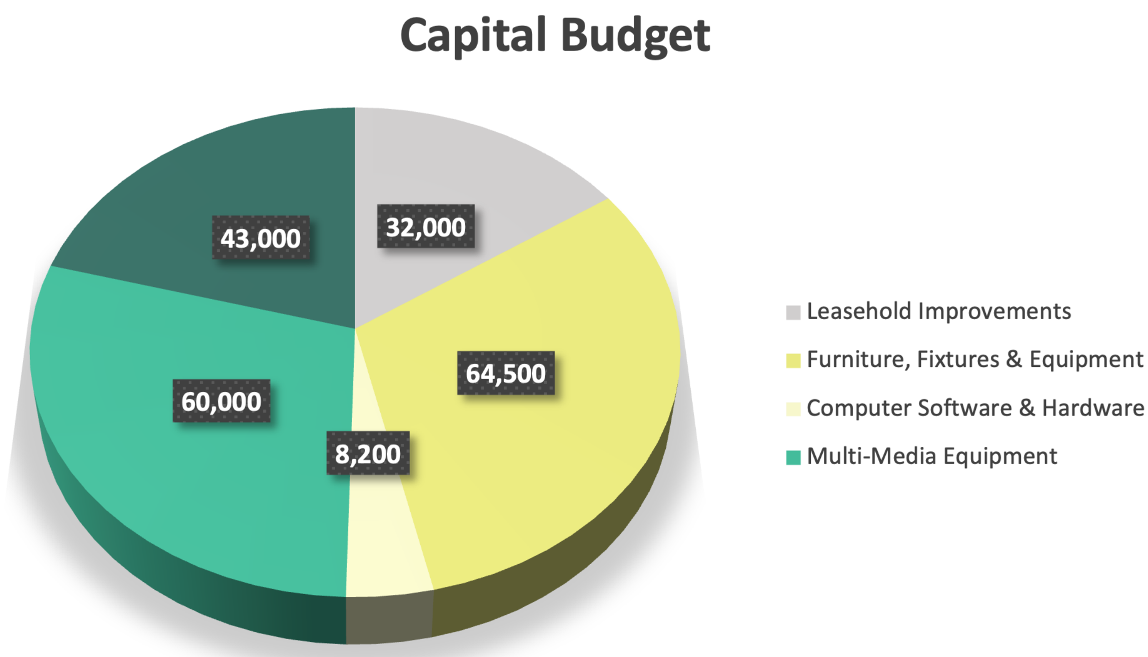
Operating Budget 2026-2027

University Neighbourhoods Association	2024-2025 Actual	2025-2026 Approved	2026-2027 Approved
EXPENDITURES			
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	**1,858,496**	**1,819,208**	**1,760,371**
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	**3,133,835**	**3,520,726**	**3,753,095**
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	**2,634,373**	**3,096,626**	**3,451,908**
TOTAL EXPENDITURES	**7,626,704**	**8,436,561**	**8,965,374**
SURPLUS OR (DEFICIT)	**283,474**	**0**	**0**

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**.



CAPITAL PROJECTS
Capital Budget 2026-2027

University Neighbourhoods Association	2024-2025 Actual	2025-2026 Approved	2026-2027 Approved
CAPITAL PROJECTS			
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
TOTAL CAPITAL PROJECTS COSTS	**206,073**	**321,700**	**365,400**
TRANSFERS FROM RESERVES, UNRESTRICTED NET ASSETS AND OTHERS			
Transfer from UNA Capital Reserve	(206,073)	(321,700)	(365,400)
BALANCE	**-**	**-**	**$ -**