UNA UNIVERSITY NEIGHBOURHOODS ASSOCIATION

UNA BOARD OF DIRECTORS MEETING
Open Session

Tuesday, July 28 | 5:30 p.m.
Wesbrook Community Centre, Social Room

AGENDA

A. CALL TO ORDER

B. APPROVAL OF AGENDA

1. **Motion**: *THAT the Board approve the July 28, 2026, open session agenda, as circulated.*

C. APPROVAL OF MINUTES

1. **Motion:** *THAT the Board approve the June 23, 2026, open session meeting minutes, as circulated.* 4

D. DELEGATIONS

None.

E. EXTERNAL REPORTS & PRESENTATIONS

1. UBC Campus and Community Planning Monthly Report – Carole Jolly, Director of Community Development & Transportation, UBC Campus & Community Planning 8

F. REPORTS

1. Finance & Audit Committee Report

   a. FY2025/26 Audited Financial Statements & Auditors Reports - Athena Koon, Finance Manager 11

   Report presented for Board decision.

   Relevant Attachments:
   - Johnsen Archer LLP – DRAFT FY2025/26 Audited Financial Statements 18
   - Johnsen Archer LLP – DRAFT Auditors Report 33

   Recommendation:

   THAT the Board approve the UNA's audited financial statements for the year ended on March 31, 2026, and that the Chair be authorized to sign the audited financial statements on behalf of the Board.

2. July Management Report 54

Report presented for Board information.

Report Sections:

Recommendation:

THAT the UNA Board support UBC extending the term of the UBC/Province Neighbourhood Fire Services Contribution Agreement for an additional five-year term and approve, following Sec 10.3 (a) of the Neighbours Agreement 2024, UBC withdrawal from the Neighbourhood Levy to fund the UNA contribution.

G. UNFINISHED BUSINESS

None.

H. NEW BUSINESS

None.

I. ADJOURNMENT

Recommendation:

THAT the Board adjourn into a closed session to discuss matters related to discussions and dealings with other entities or individuals where disclosure of the information being discussed could be harmful to the UNA's interests; *and the approval of minutes for a closed session or restricted closed session of a Board meeting.*

UNA UNIVERSITY NEIGHBOURHOODS ASSOCIATION

UNA BOARD OF DIRECTORS MEETING
Open Session

Tuesday, June 23, 2026
Wesbrook Community Centre

MINUTES

PRESENT:
Jake Wiebe Acting Chair
Eagle Glassheim, Chair
Ronald Bourgeois
Sandy Song
Michael Kerns
Evan Luo
Yanbo (Paul) Li

UBC MEMBERS:
Carole Jolly
David Kiloh

REGRETS:
Alex Zheng

STAFF:
Paul Thorkelsson, Chief Administrative Officer
Athena Koon, Finance Manager
Wegland Sit, Operations Manager
Dave Gillis, Recreation Manager
Glenda Ollero, Communications Manager
Lauren Thomson, Corporate Services Specialist

A. CALL TO ORDER

The University Neighbourhoods Association (UNA) Board meeting's open session was called to order at 5:30p.m.

The acting Chair acknowledged that the UNA is situated and that the meeting was being held on the traditional and ancestral territories of the Musqueam people.

No conflicts of interest in relation to any items on the closed session meeting agenda were declared.

** * * *Eagle Glassheim joined virtually * * * **

** * * * Yanbo (Paul) Li joined virtually at 5:35p.m. * * * **

B. APPROVAL OF AGENDA

MOVED by Director Wiebe

SECONDED by Ron Bourgeois

THAT the Board approve the June 23, 2026, open session agenda, as circulated.

CARRIED

C. APPROVAL OF MINUTES

MOVED by Director Wiebe

SECONDED by Director Kerns

THAT the Board approve the June 23, 2026, open session meeting minutes, as circulated.

CARRIED

D. DELEGATIONS

None.

E. EXTERNAL REPORTS & PRESENTATIONS

UBC Campus and Community Planning report was presented as circulated. Of note, is the number of events on campus and the impacts of road closures.

Some follow up from the group regarding NCAP, carbon emissions and natural gas policy implementations as well as planned tree removal on Folio are expected in an upcoming meeting.

F. REPORTS

1. June Management Report – Paul Thorkelsson, Chief Administrative Officer

   The CAO presented the report as circulated. Highlights included Fire Services Agreement Contract update in July.

   Communications highlighted launch of the Drop-In Schedule as well as the EV Charging Station ribbon cutting ceremony.

   Recreation highlighted flag football team finishing 4th in the province. Some questions on the neighbourhood breakdown for parking permits as well as internal staffing progress, including the Youth Coordinator role, were raised and resolved. Additional discussion on noise considerations in outdoor fitness classes was had.

   Operations highlighted road marking work, Hampton Place works scheduled for late July/early August, the U-hill pathway enhancement and the tree maintenance happening in specific areas. Some further discussion was raised around certain trees and the pruning impacts on the community.

   Finance noted that the auditor will be joining the Finance & Audit Committee and Board meetings in July.

2. Outdoor Fitness Equipment Report – Wegland Sit, Operations Manager

   The Operations Manager gave an introduction to the report as circulated. Discussion focused on opportunities for intergenerational fitness, the engagement process. , price range and siting analysis. Some potential engagement with LUAC.was raised.

   MOVED: Director Wiebe

SECONDED: Director Kerns

THAT the UNA Board receive the report for information and establish an Outdoor Fitness Project Working Group, in conjunction with the UNA Land Use Advisory Committee, to identify and propose potential equipment locations;

AND THAT staff be tasked with preparing the necessary coordination with UBC Campus and Community Planning (C&CP) to facilitate the feasibility and technical siting analysis of the locations selected by the Working Group.

CARRIED

3. UNA 25 Anniversary Celebration Report – Glenda Ollero, Communications Manager

The report was presented as circulated, highlighting proposed video themes. No further questions.

4. Finance and Audit Committee Report – Athena Koon, Finance Manager

a. FY2025/26 Q4 Financial Results

The Finance Manager shared report as presented as circulated noting that there are to be no further updates until after auditor has completed their work.

No further questions.

5. Governance & Human Resources Committee Report

a. AGM Report – Lauren Thomson, Corporate Services Specialist

The report was presented as circulated with questions focused on the question periods, agenda flow, and meeting management. The agenda may shift depending on the outcome of the governance review.

MOVED by Director Wiebe

SECONDED by Director Bourgeois

THAT the Board confirm that the UNA will hold the 2026 Annual General Meeting on Tuesday, September 29, 2026, commencing at 7:00 p.m. at the Wesbrook Community Centre.

THAT the Board approve the 2026 Notice of Annual General Meeting package.

b. Committee Membership Report – Lauren Thomson, Corporate Services Specialist

The report was presented as circulated. Questions and discussion focused on age limitations, eligible committees and overall process for evaluating applicants to committees. One director abstained from voting.

MOVED by Director Wiebe

SECONDED by Chair Glassheim

THAT the Board allow resident individuals under 18 to be considered eligible to join advisory committees.
AND THAT Terms of Reference for applicable committees be updated to reflect youth eligibility.

CARRIED

6. Insurance Renewal Update – Wegland Sit, Operations Manager

Report presented as shared with a special note that a supplementary report was submitted after the package had been circulated.

No further questions.

MOVED by Director Wiebe

SECONDED by Director Bourgeois

THAT the Board of Directors approve the comprehensive insurance package as presented and authorize the Chief Administrative Officer (CAO) to execute all necessary agreements on behalf of the UNA to bind the insurance coverages for the policy term of July 1, 2026, to June 30, 2027.

CARRIED

G. UNFINISHED BUSINESS

None.

H. NEW BUSINESS

None.

I. ADJOURNMENT

MOVED by Director Wiebe

SECONDED by Director Luo

THAT the Board adjourn into a closed session to discuss matters related to discussions and dealings with other entities or individuals where disclosure of the information being discussed could be harmful to the UNA's interests, and the approval of minutes for a closed session or restricted closed session of a Board meeting.

CARRIED

The meeting adjourned into a closed session at 6:48pm

* * * *

Memorandum

To: UNA Board

From: Simmi Puri, Communications Manager, Campus + Community Planning

Date: June 28, 2026

Subject: Monthly Update from Campus and Community Planning

Film & Events Notification

August

- Monday, August 3rd. **BC Day**. University closed
  Tuesdays, August 4th to 25th from 6pm to 9pm. **World Tuesday Night Championship bike race** at Stadium Parking Lot. Route goes around the Stadium with cyclists following rules of the road but travelling faster. No road closures. Traffic Control Personnel will be on site to manage safety at Stadium Lot.
- Friday, August 14th to Sunday, August 16th. **Vancouver T100 Triathlon**. Road closures will be in effect. Learn more>
- Monday, August 17th to Friday, August 21st. **Exams**
- Tuesday, September 1st from 9am to 3pm. **Jump Start student move-in to residence**. Registration tent on Main Mall grass median from Crescent to Memorial roads. Vehicle and pedestrian traffic around Crescent Road will be higher.

September

- Saturday, September 5th from 9am to 2pm. **Student move-in to residence.** Registration tent on Main Mall grass median from Crescent to Memorial roads. Traffic around Crescent Road will be higher.
- Monday, September 7th. **Labour Day.** University closed
- Tuesday, September 8th. **First day of classes**
- Tuesday, September 8th. **Imagine UBC.** Crescent Road closed from East Mall to east side of circulate at Flag Pole Plaza from 6:30am to 6:30pm
  - 8am to 1:30pm - Meet ups and lunch at various outdoor areas
  - 2pm to 3pm – Pep Rally at Doug Mitchell Thunderbird Arena. Road closures will be in place for safety from 1:15-2pm and 2:45-3:30pm
  - 1pm to 5pm – Campus Life Expo along Main Mall from Agricultural Road to Agronomy Road
- Wed. September 9th– Mon. September 14th from 9am to 5pm weekdays. **AMS First Week** at University Commons. No alcohol

- Wednesday, September 9th from 11am – 2pm. **UBC Staff & Faculty BBQ** on Main Mall from Crescent to Memorial. Crescent Road closed from 6:30am to 6:30pm from Monday, September 7th to Thursday, September 10th.
- Tuesday, September 15th from 12noon to 8pm. **AMS Welcome Back BBQ** at University Commons. No alcohol, no concert.
- Thursday, September 17th from 4pm to 7pm. **Harvest Feastival** at University Commons
- Friday, September 18th – **UBC Homecoming.** Stadium Road will be closed from East Mall to West Mall from 1pm to 10:30pm. Access to Hospice maintained.
    - 3:30pm - 4pm: Homecoming Trek from outside AMS Nest to Main Mall to Stadium
    - 4pm – 6pm: Street fair at Stadium Parking Lot
    - 7pm – 10pm: Homecoming football game at Thunderbird Stadium. Kickoff at 6pm
- Saturday, September 19th from 10am to 2pm. **Nest Fest** (Alumni Homecoming) at Lee Square and University Commons
- Tuesday, September 22nd to Thursday, September 24th from 10am to 4pm daily. **AMS Clubs Fair** at University Commons

Integrated Rainwater Management Plan

The Integrated Rainwater Management Plan (IRMP) was recently adopted under the authority of UBC's Land Use Policy (UP12) as part of the ongoing implementation of Campus Vision 2050. The IRMP provides a roadmap for managing rainwater across the Vancouver campus, addressing climate change, campus growth and the need to protect infrastructure, natural ecosystems and surrounding environments. It replaces the 2017 Integrated Stormwater Management Plan, placing greater emphasis on green infrastructure to address future climate impacts, while helping to enhance biodiversity through nature-based solutions and instituting best practices in sustainable rainwater management. Learn more.

Development Update

Received and under Review:

DP26024 - Wesbrook Place South Lots 8 & 9: A Development Permit Application was received for a thirty-storey mixed-use concrete tower and six-storey wood-frame market rental building at 5868-5828 Binning Avenue and 3758 Wesbrook Mall.

DP08030-14 - TD Bank Expansion Storefront Changes Mews WP: A Development Permit Application was received for storefront modifications at TD in Wesbrook Village located at 3308 Shrum Lane.

DP04007-4 - Folio Tree Removal: A Development Permit Application was received and is under review for removal of 3 trees at Folio building located at 5955 Iona Drive.

SLP26021 - Wildlife Monitoring Sensors Installation: A Streets and Landscape Permit Application was received for temporary installation of climate and eco-acoustic sensors for wildlife monitoring at various locations across campus including UBC Farm, Rhododendron Wood and the Michael Smith Park.

Issued Streets and Landscape Permits:

SLP26015 - Hampton Place Restoration: A Streets and Landscape Permit Application was issued for the restoration of the western entrance of Hampton Place South.

SLP26013 - UHill & GT2 Gravel pathway Improvement: A Streets and Landscape Permit Application was issued to upgrade the existing gravel pathway between UHill and Granite Terrace in the Wesbrook Neighbourhood to a paved asphalt surface.

SLP26018 - Berton Ave Parkade Crosswalk improvements: A Streets and Landscape Permit Application was issued for crosswalk improvements at the parkade entrance at Granite Terrace 1 on Berton Ave.

SLP26019 - Binning Ave Geotech drilling for 69kV line: A Streets and Landscape Permit Application was issued for a geotechnical drilling program to assist with a 69kV electrical line relocation on Binning Avenue between Wesbrook Mall and Binning Road.

SLP26022 - Outdoor Furniture at Wesbrook Community Centre: A Streets and Landscape Permit Application was issued for the addition of one outdoor picnic table and two outdoor benches in the outdoor patio space south of the Wesbrook Community Centre, 3335 Webber Lane.

Community Update

Yoga on The Mall

Find your flow with UBC Rec and UBC Inspired at Yoga on the Mall!

Classes are designed for all ages and abilities, and will feature a weekly theme with a pop-up wellness activity for you to enjoy before or after class!

- When: Every Tuesday, July 7–August 11 (6 classes in total)
- Time: 12pm – 12:45pm

- Location: Fairview Commons

Opera Al Fresco

UBC Inspired and UBC Opera are taking the arias out of the auditorium and into the outdoors with Opera Al Fresco!

Whether you're an opera aficionado, or a curious newcomer, we welcome you to pack a picnic, grab some friends, and join us for an enchanted afternoon featuring the incredibly talented performers of the UBC Opera Ensemble!

- When: July 29, from 4pm-7pm (4pm pre-show activities, performance from 5:30pm-6:30pm).
- Where: Thunderbird Commons (across from Old Barn)

Harvest Feastival

Save the date (September 17) for an epic evening of food, friends, and arts and culture at Harvest Feastival! This event sells out fast so be sure to join the mailing list and get notified first when tickets go on sale. More details will be posted and available soon on the UBC Inspired website.

T100 Triathlon: Key Impacts on Campus (Aug. 15-16)

The T100 Triathlon will take place at Jericho Beach Park, with cycling routes affecting roads on and around campus. Traffic control personnel will be on site to assist pedestrians, cyclists and vehicles, and emergency vehicle access will be maintained at all times.

Pro Event – August 15, 2026: Roads closed from 6:45am – 10am and 11:30am to 2pm

- Southbound NW Marine Drive closed; northbound lane remains open for local access to the Botanical Garden, MOA and Cecil Green Park Road.
- No parking on the southbound curb lane of East Mall between Thunderbird Blvd and 16th Ave.
- Rose Garden Parkade remains open.
- TransLink routes 68 and R4 will be affected.

Amateur Event – Sunday, August 16, 2026: roads closed from 5am to 12:30pm

- NW/SW Marine Drive fully closed between 16th Ave and East Mall.
- No vehicle access to the Rose Garden Parkade, MOA, Cecil Green Park Road, Norman MacKenzie House or the Liu Institute.

- Rose Garden Parkade closed until 12:30pm; visitors should use North or Fraser Parkades.
- Pedestrian crossings will be managed by traffic control personnel,
- TransLink Route 68 will be affected.

Visit the Campus and Community Planning website for details including route maps.

UNA BOARD MEETING
OPEN SESSION

Report Date:	July 21, 2026
Meeting Date:	July 28, 2026
From:	Athena Koon, Finance Manager
Subject:	FY2025/26 Audited Financial Statements & Auditors Report

Background

The annual financial audit of the UNA, which commenced in May 2026, has now been completed.

The attached audited financial statements package, together with the accompanying report to the Board of Directors, is submitted for the Finance & Audit Committee's review and subsequent recommendation to the Board for approval.

Representatives from Johnsen Archer LLP will attend the meeting to present the draft audit reports to the Finance & Audit Committee and respond to any questions regarding the audit and its findings.

This year's audit presentation will be delivered by Leroy Van Spronsen, Partner, and Tahir Jamal, Manager, of Johnsen Archer LLP.

The audit did not result in any adjustments to the financial statements. Accordingly, the preliminary Q4 financial results presented to the Board in June remain unchanged.

Decision Requested

THAT the Board approve the UNA's audited financial statements for the year ended on March 31, 2026, and that the Chair be authorized to sign the audited financial statements on behalf of the Board.

Discussion

The annual audit for FY2025/26 commenced during the second week of May 2026 and was completed as scheduled by the end of June 2026.

Throughout the audit, the UNA Finance Department worked closely with the external auditors, providing all requested documentation, supporting records, and audit samples to facilitate the planned fieldwork. All requested samples and supporting files were submitted in a timely manner, enabling the audit to be completed efficiently and on schedule without any significant issues.

The draft audited financial statements were finalized with the following results:

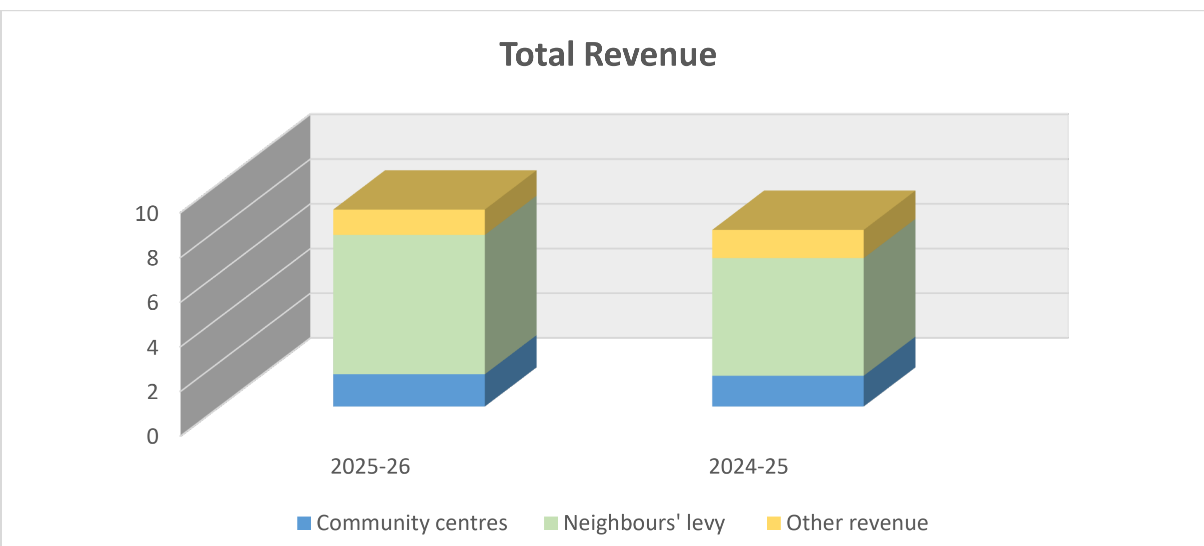
Fiscal Year	2024-25	2025-26
Total Revenue	$7,910,177	$8,818,769
Total Expenditures	$7,626,703	$8,065,510
Total Surplus	$283,474	$753,259
Total Assets	$4,307,647	$5,228,687
Total Liabilities	$1,166,827	$1,334,608
Total Equity	$3,140,820	$3,894,079

The UNA reported a surplus of $753,259 for FY2025/26. Based on the preliminary year-end financial results, a financial summary and analysis were presented to the Board in June 2026. The audit did not result in any adjustments to the financial statements, and the reported surplus remains unchanged.

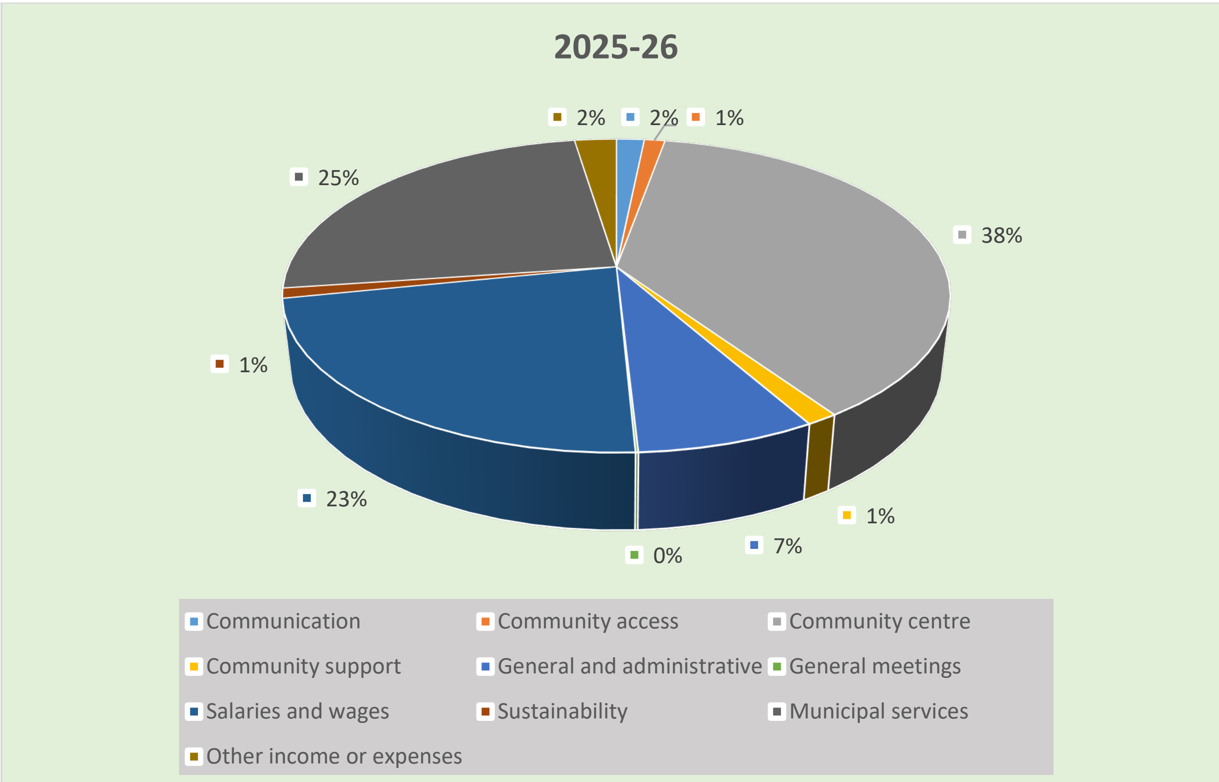
Following Board approval of the audited financial statements, the final statements will be published on the UNA website, presented to the membership at the Annual General Meeting in late September 2026, and submitted to UBC for its reference.

The supplementary notes that follow are provided as background information to assist in the review of the FY2025/26 audited financial statements.

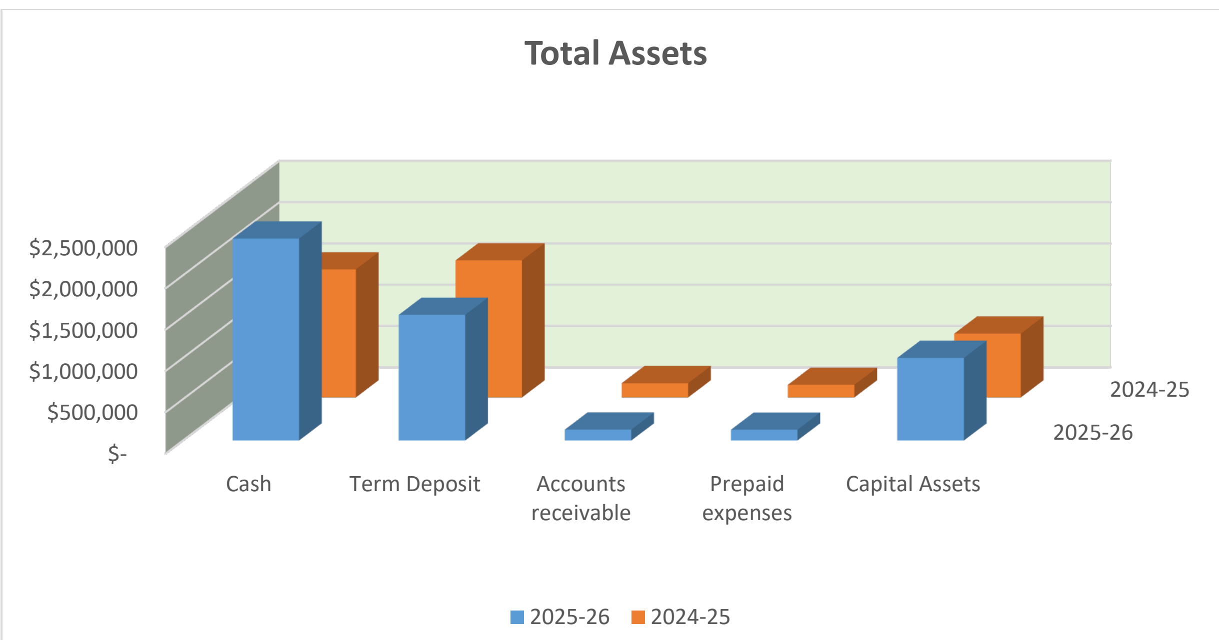
Total Revenue



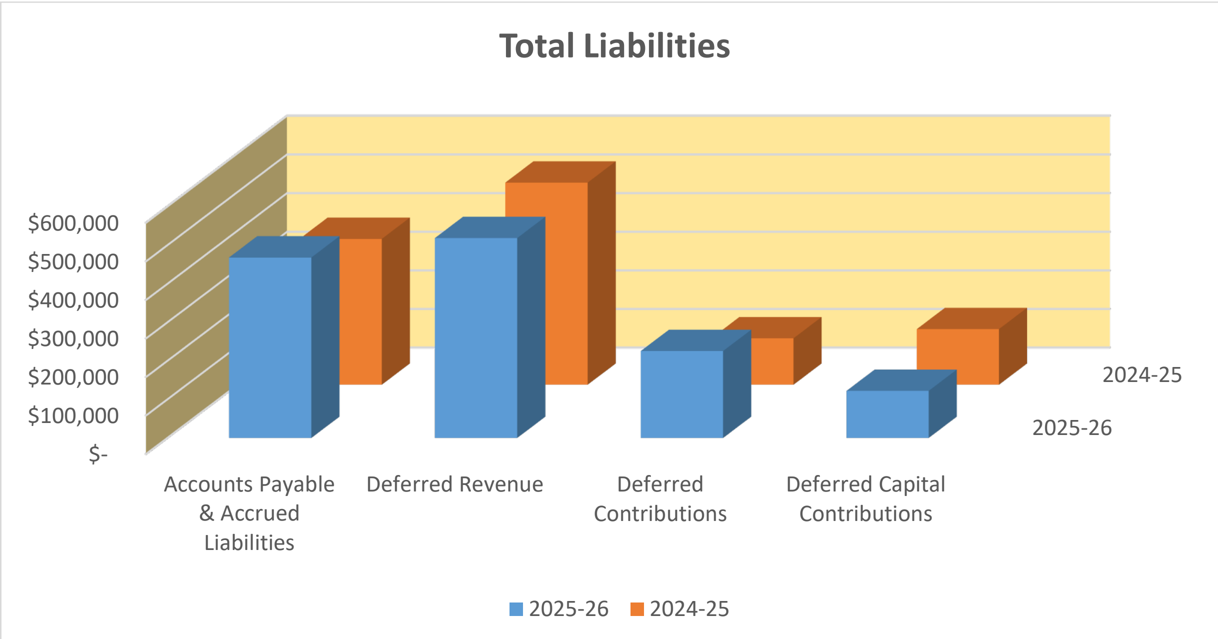
Total Expenditures



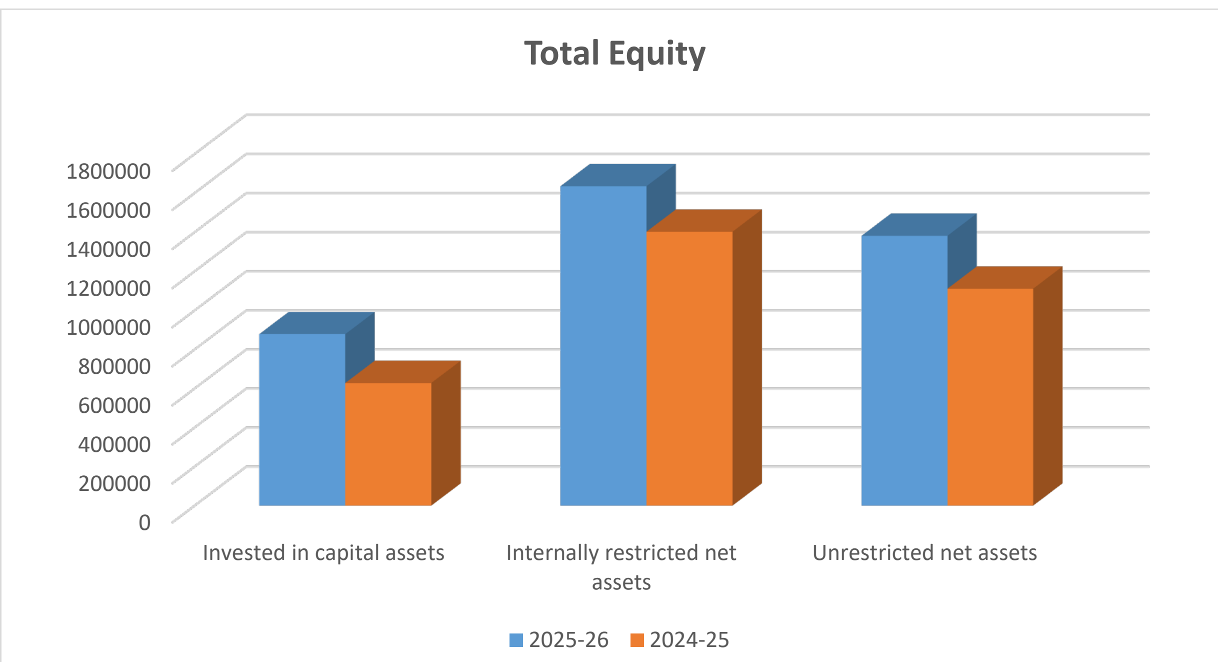
Total Assets



Total Liabilities



Total Equity



Financial Implications

None.

Operational Implications

None.

Strategic Objective

Governance

Attachments

1. Johnsen Archer LLP – Draft FY2025/26 Audited Financial Statements
2. Johnsen Archer LLP – Draft Auditors Report

Concurrence

None.

Respectfully submitted,

____
Athena Koon
Finance Manager

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Paul Thorkelsson
Chief Administrative Officer

UNIVERSITY NEIGHBOURHOODS ASSOCIATION

Financial Statements

Year Ended March 31, 2026

UNIVERSITY NEIGHBOURHOODS ASSOCIATION
Index to Financial Statements
Year Ended March 31, 2026

INDEPENDENT AUDITOR'S REPORT

To the Members of University Neighbourhoods Association

Report on the Financial Statements

Opinion

We have audited the financial statements of University Neighbourhoods Association (the "Association"), which comprise the statement of financial position as at March 31, 2026, and the statements of revenues and expenditures, changes in net assets and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Association as at March 31, 2026, and the results of its operations and cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations ("ASNPO").

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Association in accordance with ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with ASNPO, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless those charged with governance either intend to liquidate the Association or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Association's financial reporting process.

(continues)

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Association's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Association's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Association to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Report on Other Legal and Regulatory Requirements

As required by the Societies Act of British Columbia, we report that, in our opinion, the accounting policies applied in preparing and presenting the financial statements in accordance with Canadian Accounting Standards for Not-for-profit Organizations have been applied on a basis consistent with that of the preceding year.

Surrey, B.C.
July 7, 2026 CHARTERED PROFESSIONAL ACCOUNTANTS

UNIVERSITY NEIGHBOURHOODS ASSOCIATION

Statement of Financial Position

March 31, 2026

		2026		2025
ASSETS				
Current assets				
Cash	**$**	**2,445,414**	$	1,550,708
Term deposits *(Note 4)*		**1,521,500**		1,660,194
Accounts receivable		**131,343**		172,291
Prepaid expenses		**130,162**		152,013
		4,228,419		3,535,206
Capital assets *(Note 5)*		**1,000,268**		772,441
	$	**5,228,687**	$	4,307,647
LIABILITIES				
Current liabilities				
Accounts payable and accrued liabilities *(Note 6)*	**$**	**468,168**	$	378,084
Deferred revenue *(Note 7)*		**518,543**		523,830
		986,711		901,914
Deferred contributions *(Note 8)*		**225,675**		120,468
Deferred capital contributions *(Note 9)*		**122,222**		144,445
		1,334,608		1,166,827
NET ASSETS				
Invested in capital assets		**878,046**		627,996
Internally restricted *(Note 10)*		**1,634,675**		1,402,063
Unrestricted fund		**1,381,358**		1,110,761
		3,894,079		3,140,820
	$	**5,228,687**	$	4,307,647

Commitments *(Note 12)*

ON BEHALF OF THE BOARD

_______________________________ *Chair*

UNIVERSITY NEIGHBOURHOODS ASSOCIATION

Statement of Revenues and Expenditures

Year Ended March 31, 2026

	2026	2025
Revenue		
Community centres	**$ 1,444,917**	$ 1,378,576
Neighbours' levy *(Note 11)*	**6,240,417**	5,270,971
Other revenue	**1,133,435**	1,260,630
	8,818,769	7,910,177
Community services		
Communication	**129,445**	111,671
Community access	**96,200**	89,700
Community centre		
Direct operating costs	**639,473**	671,536
Programming	**993,234**	874,034
Salaries and benefits	**1,409,075**	1,244,105
Community support	**104,601**	75,451
General and administrative	**591,050**	463,182
General meetings	**8,702**	37,490
Salaries and wages *(Note 13)*	**1,817,814**	1,716,064
Sustainability	**83,458**	52,327
	5,873,052	5,335,560
Municipal services		
Common area maintenance	**1,669,559**	1,724,786
Direct operating costs	**174,784**	128,809
Insurance	**152,838**	212,566
	1,997,181	2,066,161
Excess of revenue over expenditures before other income	**948,536**	508,456
Other expenses (income)		
Amortization of capital assets	**219,782**	234,303
Amortization of deferred capital contributions	**(22,222)**	(22,222)
Loss (gain) on disposal of capital assets	**(2,283)**	12,901
	195,277	224,982
Excess of revenue over expenditures for the year	**$ 753,259**	$ 283,474

UNIVERSITY NEIGHBOURHOODS ASSOCIATION
Statement of Changes in Net Assets
Year Ended March 31, 2026

	Invested in Capital Assets	Internally Restricted *(Note 10)*	Unrestricted	**2026**	2025
Net assets - beginning of year	$ 627,996	$ 1,402,063	$ 1,110,761	**$ 3,140,820**	$ 2,857,346
Excess (deficit) of revenue over expenditures	(195,276)	-	948,535	**753,259**	283,474
Fund transfer	447,609	-	(447,609)	**-**	-
Reallocation of funds	(2,283)	232,612	(230,329)	**-**	-
Net assets - end of year	$ 878,046	$ 1,634,675	$ 1,381,358	**$ 3,894,079**	$ 3,140,820

UNIVERSITY NEIGHBOURHOODS ASSOCIATION
Statement of Cash Flows
Year Ended March 31, 2026

	2026	2025
Operating activities		
Excess of revenue over expenditures for the year	**$ 753,259**	$ 283,474
Items not affecting cash:		
Amortization of capital assets	**219,782**	234,303
Amortization of deferred capital contributions	**(22,222)**	(22,222)
Loss (gain) on disposal of capital assets	**(2,283)**	12,901
	948,536	508,456
Changes in non-cash working capital:		
Accounts receivable	**40,948**	39,296
Prepaid expenses	**21,851**	(79,104)
Accounts payable and accrued liabilities	**90,083**	(148,377)
Deferred revenue	**(5,287)**	47,519
	147,595	(140,666)
Cash flow from operating activities	**1,096,131**	367,790
Investing activities		
Purchase of capital assets	**(447,609)**	(206,074)
Proceeds on disposal of capital assets	**2,283**	-
Cash flow used by investing activities	**(445,326)**	(206,074)
Financing activities		
Deferred contributions	**105,207**	(315,191)
Redemption (purchase) of term deposits	**138,694**	(753,949)
Cash flow from (used by) financing activities	**243,901**	(1,069,140)
Increase (decrease) in cash	**894,706**	(907,424)
Cash - beginning of year	**1,550,708**	2,458,132
Cash - end of year	**$ 2,445,414**	$ 1,550,708

1. NATURE OF OPERATIONS

University Neighbourhoods Association (the "Association") is a not-for-profit organization incorporated under the Society Act of British Columbia on May 29, 2002. The Association represents the residents of the University of British Columbia ("UBC") neighbourhoods and delivers municipal-like services to them. The Association operates within the guidelines of its constitution and by-laws and the Neighbours' Agreement (the "Agreement") between the Association and UBC.

The Association's operations, as outlined in the Agreement, are funded by levies collected by UBC, community centres, and other revenue.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of presentation

These financial statements have been prepared in accordance with Canadian accounting standards for not-for-profit organizations ("ASNPO") and incorporate the following significant accounting policies:

Capital assets

Capital assets are stated at cost less accumulated amortization. Capital assets are amortized over their estimated useful lives on a straight-line basis:

Computer hardware and software	3 years
Equipment and fixtures	10 years
Leasehold improvements	15 years
Website	5 years

Capital assets are amortized once put into use. No amortization is recorded in the year of disposition. Capital assets acquired during the year but not placed into use are not amortized until they are placed into use.

The Association regularly reviews its capital assets to eliminate obsolete items.

Captial assets are written down when they no longer provide any long-term service potential to the Association. Any write-down is recognized as an expense to the extent an asset's carrying value exceeds its residual value.

(continues)

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

Revenue recognition

The Association follows the deferral method of accounting for contributions.

Unrestricted contributions including service levies are recognized as revenue when received or receivable if the amount can be reasonably estimated and collection is reasonably assured.

Externally restricted contributions are deferred and recognized as revenue in the year in which the related expenditures are incurred. Contributions externally restricted for the purchase of capital assets are deferred and amortized into revenue at the amortization rate of the related capital assets.

Internally restricted net assets consist of deferred operating contributions internally restricted by the Association to be used for board-approved projects, as well as funds internally restricted for future capital purchases.

Other revenue such as investment income, community centre fees, newspaper and miscellaneous are deferred and recognized as revenue when earned.

Donated materials and services

The Association does not record the value of donated materials and services as their fair value cannot be reliably measured.

Financial instruments

Financial instruments originated through arm's length transactions are initially measured at fair value. Financial instruments originated through related party transactions are initially measured at cost, except for derivative contracts and investments in equity or debt securities that are quoted in an active market. In subsequent periods financial instruments initially measured at cost continue to be measured at cost.

Subsequent measurement of financial instruments initially measured at fair value depends on their nature:

- Derivative contracts and investments in debt and equity securities that are quoted in an active market are subsequently measured at fair value;
- Financial instruments which management elects to measure at fair value are subsequently measured at fair value;
- All other financial assets and liabilities are measured at amortized cost.

Financial instruments carried at cost are tested for impairment at each reporting date. Transaction costs on the acquisition, sale, or issue of financial instruments that will subsequently be measured at fair value are expensed when incurred. Transaction costs on financial instruments that will subsequently be measured at amortized cost are deferred and amortized over the life of the related instrument.

(continues)

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

Measurement uncertainty

The preparation of financial statements in conformity with ASNPO requires management to make estimates and assumptions that affect the reported amount of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the period. These estimates include valuation of accounts receivable, capital assets, accrued liabilities, and deferred revenue. Such estimates are periodically reviewed and any adjustments necessary are reported in the period in which they become known. Actual results could differ from these estimates.

Government assistance

Government assistance is recorded as receivable when the Association qualifies under the terms of a government program and the amount of assistance can be reasonably estimated. Government assistance for current expenses is recorded as other revenue. Government assistance for future expenses is deferred and recognized into revenue in the same period as the related expenses are incurred.

Leases

Leases are classified as either capital or operating leases. At the time the Association enters into a capital lease, an asset is recorded with its related long-term obligation to reflect the acquisition and financing. Rental payments under operating leases are expensed on a straight-line basis over the lease term.

3. FINANCIAL INSTRUMENTS

The Association's financial instruments consist of cash, term deposits, accounts receivable, and accounts payable and accrued liabilities. Unless otherwise noted, it is management's opinion that the Association is not exposed to significant interest, currency, or commodity risks arising from these financial instruments.

Credit Risk

Credit risk arises from the potential that a counter party will fail to perform its obligations. The Association is exposed to credit risk from customers. In order to reduce its credit risk, the Association reviews a new customer's credit history before extending credit and conducts regular reviews of its existing customers' credit performance. An allowance for doubtful accounts of $nil (2025 - $nil) is established based upon factors surrounding the credit risk of specific accounts, historical trends and other information.

Fair Values

The Association's carrying values of cash, term deposits, accounts receivable, and accounts payable and accrued liabilities approximate their fair values due to the immediate or short-term maturity of these instruments.

4. TERM DEPOSITS

The Association has two term deposits in the form of guaranteed investment certificates ("GIC") of $1,000,000 and $521,500, accruing interest at 2.45% and 4.30% per annum, and with maturity dates of July 23, 2026 and August 25, 2026, respectively.

5. CAPITAL ASSETS

	Cost	Accumulated amortization	**2026 Net book value**	2025 Net book value
Computer hardware and software	$ 284,240	$ 148,413	**$ 135,827**	$ 96,619
Equipment and fixtures	1,469,817	1,097,027	**372,790**	331,018
Leasehold improvements	1,008,148	524,372	**483,776**	331,679
Website	148,250	140,375	**7,875**	13,125
	$ 2,910,455	$ 1,910,187	**$ 1,000,268**	$ 772,441

As at March 31, 2026, no events or changes in circumstances had occurred which indicated that capital assets require a write-down.

6. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES

Included in accounts payable and accrued liabilities are the following government remittances payable:

	2026	2025
Employer Health Tax payable	**$ -**	$ 13,030

7. DEFERRED REVENUE

	2026	2025
Balance at beginning of year	**$ 523,830**	$ 476,311
Current year additions	**518,543**	523,830
Less: amounts taken into revenue during the year	**(523,830)**	(476,311)
	$ 518,543	$ 523,830

Deferred revenue represents 2026 recreational fees received during the year for programs which have yet to occur.

8. DEFERRED CONTRIBUTIONS

Deferred contributions are contributions into the Community Field Replacement Reserve to replace field facilities at the end of their useful lives as set out in the University Hill Secondary School Artificial Playfield Joint Use Agreement (the "Joint Use Agreement") between UBC and The Board of Education of School District No. 39 (the "School Board").

The Association was appointed by UBC as manager through the Wesbrook Place Artificial Playfield License Agreement (the "License Agreement") to perform certain functions as described in the Joint Use Agreement.

	2026	2025
Opening balance	**$ 120,468**	$ 435,659
Contributions received	**87,000**	-
Interest earned	**18,207**	27,519
Less expenses	**-**	(342,710)
	$ 225,675	$ 120,468

9. DEFERRED CAPITAL CONTRIBUTIONS

Deferred capital contributions represent funding received from The Neighbours' Fund (a fund managed by UBC, consisting of monies raised by way of service levies collected by UBC) to complete leasehold improvements for the Community Centres. This deferred contribution is amortized to operations on the same basis as the related leasehold improvements.

	2026	2025
Deferred capital contributions	**$ 586,543**	$ 586,543
Accumulated amortization	**(464,321)**	(442,098)
	$ 122,222	$ 144,445

10. INTERNALLY RESTRICTED NET ASSETS

Internally restricted net assets consist of deferred operating contributions internally restricted by the association to be used for future projects.

	2026	2025
Capital reserve		
Opening balance	**$ 1,402,063**	$ 1,144,214
Transfer from unrestricted fund	**232,612**	257,849
	$ 1,634,675	$ 1,402,063

11. NEIGHBOURS' LEVY

Neighbours' levy funding is recorded net of reserve transfers and contributions, and withdrawals to UBC.

	2026	2025
Neighbours' Levy	**$ 10,547,310**	$ 9,659,244
Net Reserve Transfers	**(457,322)**	(538,644)
Total Neighbours' Levy & Reserves	**10,089,988**	9,120,600
UBC Withdrawals	**(3,745,564)**	(3,761,780)
Net Levy Revenue	**6,344,424**	14,479,420
Unrecoverable Goods and Services Tax	**(104,007)**	(87,849)
Amount Available to the UNA	**$ 6,240,417**	$ 5,270,971

The Neighbours Agreement 2024 stipulates that portions of the Neighbours' Levy revenue are transferred to the Neighbours' Fund's Infrastructure and Capital Reserve, Contingency Reserve, and Stabilization Reserve. Similarly, pursuant to a license agreement with UBC dated October 3, 2012, an amount from the Neighbour's Levy revenue is transferred to the Neighbours' Fund's Community Field Replacement Reserve. Net reserve transfers consists of those contributions.

UBC withdrawals consist of amounts withdrawn by UBC out of the Neighbours' Fund and include the Stormwater and Sewage charges, as well as amounts withdrawn to pay the Fire Services fee.

12. COMMITMENTS

The Association has entered into a lease agreement for its premises and has committed to the following minimum annual lease payments. Included in these payments are commitments for facility services, photocopier services, and a vehicle.

2027	$ 62,040
2028	61,479
2029	19,932
	$ 143,451

13. DIRECTORS' AND EMPLOYEE'S SALARIES

The Association paid the following amounts to directors and the Chair:

	2026	2025
Directors		
Eagle Glassheim (Chair)	**$ 11,661**	$ 7,216
Fei Liu	**-**	6,347
Jake Wiebe	**7,225**	-
Michael Kerns	**7,225**	-
Murray McCutcheon	**183**	7,216
Richard Watson	**274**	10,824
Ronald Bourgeois	**7,225**	-
William Holmes	**183**	7,216
Xiangjun (Sandy) Song	**7,225**	-
Xiao (Evan) Luo	**7,225**	-
Yanbo (Paul) Li	**7,225**	-
Zheng Kang	**-**	811
	$ 55,651	$ 39,630

Additionally, the Association paid $1,086,764 (2025 - $1,227,680) to nine (2025 - eleven) employees, whose total annual remuneration exceeded $75,000.

University Neighbourhoods Association

Audit of the Financial Statements
Report to the Board of Directors
For the year ended March 31, 2026

July 7, 2026

Board of Directors
University Neighbourhoods Association
202-5923 Berton Avenue
Vancouver, BC   V6S 0B3

Dear Members of the Board of Directors:

We have completed our audit of the financial statements of University Neighbourhoods Association for the year ended March 31, 2026, and we propose to issue an unqualified report on those financial statements.

We have issued the accompanying report to assist members of the Board in their review of the financial statements. We would like to express our thanks to the management and staff of the Association who assisted us in carrying out our work.

We are available to meet with any member of the Board to discuss the contents of this report and any other matters which you consider appropriate.

Yours very truly,

Leroy Van Spronsen, CPA, CGA*
Partner
*Incorporated Professional

Encl.

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I Overview of Our Audit

Current auditing standards in Canada require Johnsen Archer LLP to communicate with those having oversight responsibility for the financial reporting process of University Neighbourhoods Association (“the Association”) with regard to the planning of the audit.

The financial statements of the Association were the responsibility of the Association’s management. Our responsibility as auditor was to express an opinion as to whether the Association’s financial statements present fairly, in all material respects, the financial position, results of operations and cash flows in accordance with Canadian generally accepted accounting standards for Not-For-Profit Organizations.

It is important to recognize that there were inherent limitations in the auditing process. For example, audits are based on the concept of selective testing of the data underlying the financial statements and are, therefore, subject to the limitation that material misstatements arising from the consequences of errors or fraud, or illegal acts, if any exist, may not be detected. Also, because of the nature of fraud (including attempts at concealment through collusion and forgery) an audit designed and executed in accordance with Canadian generally accepted auditing standards may not detect a fraud even if the fraud is material in amount.

During our audit we conducted enquiries of management and others within the Association, considered results of analytical procedures and considered whether there are conditions generally present to commit fraud. We assessed risks of fraud throughout the audit and evaluated management’s programs and controls relating to fraud. As part of our audit we examined journal entries and accounting estimates, for biases, and added an element of unpredictability in audit procedures. Part of the governance role of the board is to understand the risks of the Association and management’s responses to those risks, including fraud.

Effective internal controls and procedures reduce the likelihood that errors, fraud or illegal acts will occur and remain undetected; however, it does not eliminate that possibility. Our responsibility regarding fraud was to obtain reasonable assurance that material misstatements resulting from fraud will be detected. Accordingly, while we cannot guarantee that all errors, fraud or illegal acts, if present, have be detected, our audit provides reasonable, but not absolute, assurance of detecting errors or fraud that would have had a material effect on the financial statements as well as illegal acts having a direct and material effect on the financial statements.

We have substantially completed our audit of the financial statements of the Association. We conducted our audit in accordance with Canadian Auditing Standards for not-for-profit organizations. In the course of our work, we did not encounter any unresolved matters material to the financial statements that, in our judgment, required adjustment or reclassification. We confirm that there are no disagreements between management and ourselves about matters that could be significant to the Association's financial statements.

Before finalizing the audit, the following still require additional audit procedures to be performed:

- Approval by the board of directors

We believe we have been given access to all records, documents, and other information we required. Management and employees of the Association have given us their full cooperation throughout the year and kept us informed of important transactions and events.

In addition, we further understood that you required:

- Comments, if any, on internal controls and other matter we believe will be of interest to you;
- Information and comments on new and proposed technical pronouncements and regulatory requirements that may affect the financial statements of the Association.

In the course of our work, we identified various business matters which have been discussed further under Part III below.

II Engagement Team

Leroy Van Spronsen, CPA, CGA Engagement Leader	• Has the overall authority and responsibility for the audit engagement and key conclusions reached by the engagement team on all accounting and auditing matters • Performed quality control on all reports and other information prepared by Johnsen Archer LLP to help ensure the form, content and disclosures meet the latest firm and professional standards
Tahir Jamal, BSc., CPA Manager	• Reviewed all reports and other information which Johnsen Archer LLP opined or attested to help ensure that the form, content and disclosures met the latest firm and professional standards • Identified, scheduled and supervised the professionals who performed the day-to-day audit work for the Association, and reported directly to the Partner
Preet Randhawa Senior Accountant	• Served as the day-to-day audit liaison between the Association and Johnsen Archer LLP • Completed all audit field work • Prepared working paper files • Examined audit evidence • Prepared all related analyses • Reported directly to the Manager and Partner

III Significant Audit, Accounting and Financial Reporting Matters

A key aspect of our audit approach is to focus our audit on those risks that may impact financial reporting. Based on our risk analysis, below is a summary of audit work performed including the results of our findings:

F/S Caption	Summary of Audit Work	Results
Cash and term deposits	Obtained and agreed bank confirmations for all bank accounts and reviewed bank reconciliations. Performed outstanding cheque, outstanding deposit, and transfer testing.	Based on the results of our work, we conclude that the balance is reasonable as at March 31, 2026.
Accounts receivable	Reconcile the AR balance to aged AR listing. Inquire about collectability of overdue balances, if applicable. Recalculate accrued interest and inquire about any significant differences. Analyze aged listing to assess adequacy of allowance for doubtful accounts ("AFDA") and perform analytical procedures.	Based on the results of our work, we conclude that the balance is reasonable as at March 31, 2026.
Prepaid expenses and deposits	Traced significant amounts to supporting invoices.	Based on the results of our work, we conclude that the balance is reasonable as at March 31, 2026.
Capital assets	Traced significant purchases to supporting invoices. Recalculated amortization expense.	Based on the results of our work, we conclude that the balance is reasonable as at March 31, 2026.
Accounts payable and accrued liabilities	Perform a search for unrecorded liabilities up to the end of April 2026. Perform accrued liability testing by tracing significant accruals to the supporting documentation. Perform analysis of other accrued liabilities, including payroll liabilities.	Based on the results of our work, we conclude that the balance is reasonable as at March 31, 2026.

F/S Caption	**Summary of Audit Work**	**Results**
Deferred Revenue/Contributions	Agree a sample of transactions to agreements where applicable. Performed analytical procedures. Recalculate the amortization of deferred capital contributions.	Based on the results of our work, we conclude that the balance is reasonable as at March 31, 2026.
Revenue	Agree a sample of transactions to invoices and agreements where applicable.	Based on the results of our work, we conclude that the balance is reasonable as at March 31, 2026.
Expenses	Select certain transactions from the general ledger, agree to invoices and evidence of payment to validate accuracy and occurrence. Complete analytical procedures on major expense categories to assess reasonableness. Review the legal expense account and obtain explanations and support for legal transactions. Prepare and send legal confirmation as appropriate. Selected certain employees from the list of employees and agree their pay per their employment agreement to the payroll recorded in general ledger.	Based on the results of our work, we conclude that the balance is reasonable as at March 31, 2026.
Subsequent events, commitments and contingencies	Inquired of management about all outstanding claims and actions proceeding. Inspected detailed listing of professional fees to highlight significant legal expenditures and obtained support.	Based on the results of our work, we conclude that the balance is reasonable as at March 31, 2026.

Financial Reporting Matters

During the audit, the following risks were identified with respect to the financial reporting process:

Risk Identified	Audit Response
Self Review Threat During our audit, we may be required to propose journal entries, which raises the issue of self-review as a risk	All journal entries will be explained in detail to management and assurance sought, through discussion, to ensure they are fully understood and embraced by the client. Management reviews all proposed entries and ultimately signs off by posting them to the general ledger, if applicable.

IV Internal Controls and Business Issues

We considered the Association's system of internal control in order to determine audit procedures for the purpose of expressing our opinion on the financial statements. We are not obligated to search for matters beyond those that come to our attention during the normal course of planning and performing the audit. Accordingly, an audit would not usually identify all matters of interest to management in discharging its responsibilities.

V Other Required Communications

CPA Canada Handbook Section CAS 240, "Communications with Those Having Oversight Responsibility for the Financial Reporting Process" sets out certain specific areas for communication with the Board of directors. Those that are relevant in your circumstances are as follows:

Fraud, Errors and Illegal Acts

We are required to inform the Board of Directors whether, as a result of our testing, we have become aware of any fraudulent or illegal acts. Our audit tests are not specifically designed to detect such items, although should we become suspicious or aware of any occurrences, we would report directly to you. We expect management to inform the Board of Directors and the auditor about any fraud, whether or not material that involves management or other employees who have a significant role in internal controls.

Part of your governance role is to understand the risks of the business, including fraud, and management's response. We would like to:

- Obtain your view on fraud
- Share our view on fraud, responsibility and procedures

As part of our assessment of risk of fraud, we considered the following, as applicable:

- Key incentives and pressures to commit fraud
- Journal entries and other adjustments
- Accounting estimates
- Significant unusual transactions
- Suspense accounts

Audit Response

During the course of our audit, we detected no circumstances of fraud or suspected fraud and encountered no illegal acts. No such matters have been brought to our attention by management or the Board of Directors. We remind you that this absence of evidence detected during our work does not mean that fraud has not occurred.

Independence

We are required to communicate to the Board of Directors, at least annually, all relationships between the Association and Johnsen Archer LLP that, in our professional judgment, may reasonably be thought to bear on our independence.

Audit Response

We confirm our independence as of the date of this Audit Report.

Qualitative Aspects of Accounting Principles

The primary responsibility for establishing the Association's accounting principles rests with management. To assist the Board of Directors in its review of the financial statements, we have had an open and frank discussion with management about our professional judgments on the qualitative aspects of accounting principles used by the Association. This discussion included items that have a significant effect on the understandability, reliability, and comparability of the financial statements.

Audit Response

The Association's significant account policies are summarized in Note 2 to the financial statements. At this time, we are not aware of any inappropriate policies adopted by the Association, or any instances where another accounting policy might be thought to be more appropriate.

Other Communications and our Response

- We are not aware of any management consultations with other accountants relating to potential audit issues.

- We are not aware of any issues with management in connection with the recurring appointment of us as auditors.

- There were no serious difficulties encountered while performing the audit.

Summary of Adjusted Differences

There were no adjusted differences to note.

Summary of Unadjusted Differences

There were no unadjusted differences to note.

Appendix A – Management Representation Letter

UNIVERSITY NEIGHBOURHOODS ASSOCIATION

202-5923 Berton Avenue
Vancouver, BC V6S 0B3

July 7, 2026

Johnsen Archer LLP
300 - 7485 130 Street
Surrey, B.C. V3W 1H8

Dear Sir / Madam:

We are providing this letter in connection with your audit of the financial statements of University Neighbourhoods Association as of March 31, 2026 and for the year then ended, for the purpose of expressing an opinion as to whether the financial statements present fairly, in all material respects, the financial position, results of operations, and cash flows of University Neighbourhoods Association in accordance with Canadian accounting standards for private enterprises.

We acknowledge that we are responsible for the fair presentation of the financial statements in accordance with Canadian accounting standards for private enterprises and for the design and implementation of internal control to prevent and detect fraud and error. We have assessed the risk that the financial statements may be materially misstated as a result of fraud, and have determined such risk to be low. Further, we acknowledge that your examination was planned and conducted in accordance with Canadian generally accepted auditing standards so as to enable you to express an opinion on the financial statements. We understand that while your work includes an examination of the accounting system, internal control and related data to the extent you considered necessary in the circumstances, it is not designed to identify, nor can it necessarily be expected to disclose fraud, shortages, errors and other irregularities, should any exist.

Certain representations in this letter are described as being limited to matters that are material. An item is considered material, regardless of monetary value, if it is probable that its omission from or misstatement in the financial statements would influence the decision of a reasonable person relying on the financial statements.

We confirm, to the best of our knowledge and belief, as of July 07, 2026, the following representations made to you during your audit.

General

1. The financial statements referred to above present fairly, in all material respects, the financial position of the Association as at March 31, 2026, and the results of its operations and its cash flows for the year then ended, in accordance with Canadian accounting standards for not-for-profit organizations.

2. We have made available to you all financial records and related data and all minutes of the meetings of shareholders, directors and committees of directors.

3. We have responded fully to all enquiries made to us and have made available to you all accounting and financial records and related data of the Association during your audit.

4. There are no material transactions that have not been properly recorded in the accounting records underlying the financial statements. All financial statement misstatements identified and discussed with us in the course of the examination have been recorded except for those summarized in the accompanying schedule of proposed adjusting journal entries not recorded. In our opinion, the effects of not recording such identified financial statement misstatements are, both individually and in the aggregate, immaterial to the financial statements of the Association taken as a whole.

5. We have assessed the ability of the Association to continue as a going concern, and determined that the use of the going concern assumption is appropriate in these financial statements. We have disclosed to you all information relevant to the use of the going concern assumption in the financials statements.

6. We are unaware of any known or probable instances of non-compliance with the requirements of regulatory or governmental authorities, including their financial reporting requirements.

7. We are unaware of any violations or possible violations of laws or regulations the effects of which should be considered for disclosure in the financial statements or as the basis of recording a contingent loss.

8. We have no known related parties and therefore have no related party transactions.

9. We have no knowledge of fraud or suspected fraud affecting the entity involving management; employees who have significant roles in internal control; or others, where the fraud could have a nontrivial effect on the financial statements.

10. We have no knowledge of any allegations of fraud or suspected fraud affecting the entity's financial statements communicated by employees, former employees, analysts, regulators or others.

11. We believe that the significant assumptions used in arriving at the fair values of financial instruments as measured and disclosed in the financial statements are reasonable and appropriate in the circumstances.

12. We have no plans or intentions that may materially affect the carrying value or classification of assets and liabilities reflected in the financial statements.

13. We have disclosed to you all material transactions undertaken during the period, including non-monetary transactions and those for no consideration.

14. The nature of all material measurement uncertainties has been appropriately disclosed in the financial statements, including all estimates where it is reasonably possible that the estimate will change in the near term and the effect of the change could be material to the financial statements.

15. We know of no outstanding or possible legal claims.

16. All liabilities and contingencies have been disclosed to you and there are no guarantees issued by the Society.

17. The Society has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.

    Where the value of any asset has been impaired, an appropriate provision has been made in the financial statements. This includes:

    a) Appropriate provisions for idle, abandoned, destroyed or obsolete assets or where site restoration costs will be necessary; and

    b) Impairments in the value of goodwill or intangible assets.

18. We have disclosed to you, and the Society has complied with, all aspects of contractual agreements that would have a material effect on the financial statements in the event of non-compliance, including all covenants, conditions or other requirements of all outstanding debt.

19. There have been no events subsequent to the balance sheet date up to the date hereof that would require recognition or disclosure in the financial statements. Further, there have been no events subsequent to the date of the comparative financial statements that would require adjustment of those financial statements and the related notes.

20. We have disclosed to you all significant customers and/or suppliers of the Association who individually represent a significant volume of transactions with our Association. We are of the opinion that the volume of transactions (e.g., sales, services, purchases, borrowing and lending) done by the Association with any one party is not of sufficient magnitude that discontinuance would have a material negative effect on the ongoing operations of the Association.

21. Receivables recorded in the financial statements represent valid claims against debtors for sales or other charges arising on or before the balance sheet date and have been appropriately reduced to their estimated net realizable value.

22. There are no material unrecorded assets or contingent assets (such as claims relating to patent infringements or unfulfilled contracts whose value depends on satisfying conditions regarded as uncertain), that have not been disclosed to you.

23. We have disclosed to you all significant estimates and fair value measurements. We are of the opinion that:

a) The measurement methods used are permitted under Canadian generally accepted accounting principles and appropriate in the circumstances;

b) The underlying assumptions are reasonable and reflect management's best estimates considering existing market information;

c) The method of valuation has been applied consistently;

d) The assumptions are consistent with management's intended courses of action; and

e) Financial statement disclosures are in accordance with Canadian generally accepted accounting principles.

24. We have obtained all consents that are required under applicable privacy legislation for the collection, use, and disclosure to you of personal information.

25. The minute books of the Association are a complete record of all meetings and resolutions of shareholders and directors throughout the period and to the present date.

26. We are aware of the environmental laws and regulations that have an impact on our Association and we are in compliance. There are no known environmental liabilities that have not been accrued for or disclosed in the financial statements.

Yours truly,

UNIVERSITY NEIGHBOURHOODS ASSOCIATION

Paul Thorkelsson	Athena Koon
July 7, 2026	July 7, 2026
Date signed	Date signed

Appendix B – Draft Auditor's Report

INDEPENDENT AUDITOR'S REPORT

To the Members of University Neighbourhoods Association

Report on the Financial Statements

Opinion

We have audited the financial statements of University Neighbourhoods Association (the "Association"), which comprise the statement of financial position as at March 31, 2026, and the statements of revenues and expenditures, changes in net assets and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Association as at March 31, 2026, and the results of its operations and cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations ("ASNPO").

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Association in accordance with ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with ASNPO, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless those charged with governance either intend to liquidate the Association or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Association's financial reporting process.

(continues)

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor’s report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Association’s internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management’s use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Association’s ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor’s report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor’s report. However, future events or conditions may cause the Association to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Report on Other Legal and Regulatory Requirements

As required by the Societies Act of British Columbia, we report that, in our opinion, the accounting policies applied in preparing and presenting the financial statements in accordance with Canadian Accounting Standards for Not-for-profit Organizations have been applied on a basis consistent with that of the preceding year.

Surrey, B.C.
July 7, 2026

CHARTERED PROFESSIONAL ACCOUNTANTS

Appendix C – Independence Letter

July 7, 2026

University Neighbourhoods Association
202-5923 Berton Avenue
Vancouver, BC V6S 0B3

Attention: Mr. Paul Thorkelsson, Chief Administrative Officer

Dear Audit Committee Members:

We have been engaged to audit the financial statements of University Neighbourhoods Association for the year ended March 31, 2026.

Canadian generally accepted auditing standards require that we communicate at least annually with you regarding all relationships between the Association and ourselves that, in our professional judgment, may reasonably be thought to bear on our independence.

In determining which relationships to report, the standards require us to consider relevant rules and related interpretations prescribed by the Organization of Chartered Professional Accountants of British Columbia ("CPABC") and applicable legislation, covering such matters as:

a) holding a financial interest, either directly or indirectly, in a client;

b) holding a position, either directly or indirectly, that gives the right or responsibility to exert significant influence over the financial or accounting policies of a client;

c) personal or business relationships of immediate family, close relatives, partners or retired partners, either directly or indirectly, with a client;

d) economic dependence on a client; and

e) provision of services in addition to the audit engagement.

We have prepared the following comments to facilitate our discussion with you regarding independence matters arising since June 26, 2025, the date of our last letter.

We are not aware of any relationships between the Association and ourselves that, in our professional judgment, may reasonably be thought to bear on our independence, that have occurred from April 1, 2025 to July 7, 2026.

Canadian generally accepted standards for audit engagements require that we confirm our independence to the proprietor in the context of the CPABC Code of Professional Conduct. Accordingly, we hereby confirm that we are independent with respect to the Association within the meaning of the CPABC Code of Professional Conduct as of July 7, 2026.

This report is intended solely for the use of and should not be used for any other purpose.

Should you wish to discuss this matter with us further, please contact us at your earliest convenience. Thank you again for the opportunity of providing our services to your Association.

Yours truly,

JOHNSEN ARCHER LLP

Per:

Leroy Van Spronsen, CPA, CGA*
Partner
*Incorporated Professional

UNIVERSITY NEIGHBOURHOODS ASSOCIATION

UNA BOARD MEETING
OPEN SESSION

Report Date:	July 20, 2026
Meeting Date:	July 28, 2026
From:	Paul Thorkelsson, Chief Administrative Officer
Subject:	July 2026 Management Report

Background

The July 2026 Management Report is presented for information.

Decision Requested

For information.

Discussion

<u>CHIEF ADMINISTRATIVE OFFICER</u>

Highlights of Major Activities:

Board Relations

- Attended and supported the June 2026 Land Use Advisory Committee meeting.
- Attended and supported the July 2026 Finance and Audit Committee meeting.
- Continued the weekly meeting schedule with the UNA Chair.
- Supported consultant process for Board Governance Review Project
- Supported UNA participation in the Quarterly Executive Meeting (with UBC C+CP, and UBC PT) and priority discussions
    - Fire Services Agreement
    - Parking Regulation – Future Opportunities
    - Housing Action Plan, UNA Advocacy for 'Worker Housing'
    - Future School Site Development

Operations

- Continued support and participation in regular UBC Campus and Community Planning (C +CP), Properties Trust (PT) and UNA Staff meetings, providing updates on UNA matters.

Finance

- Supported FY 2025-26 Audit process.

Risk Management

- Continued discussion with UBC and UBC C+CP on NA 2024 implementation and infrastructure and capital funding.

- Continued discussion with UBC, UBC C+CP, and the province of B.C. on parking regulation in the neighbourhoods.
- Supported the ongoing Policy Review and updating of UNA policies for consideration by GHR Committee and UNA Board.
- Supported UNA / UBC C+CP discussion on Neighbours Fund Infrastructure and Capital Reserve relating to implementation of the NA 2024.

Programs and Services

- Supported internal discussions and reviews of Youth/Teen/Tween recreation existing service levels and opportunities.

Human Resources

- Supported UNA recruitment processes as needed.
- Supported UNA process in conversion of benefits program.

Community Relations

- Responded to contacts and questions from community members as received.
- Continued regular meetings with AVP UBCC+CP.
- Supported planning for UNA AGM.
- Continued participation in UBC Campus of Primary Care Working Group
- Initial meeting with UBC Health representatives on community representation/participation in developing Campus of Care initiatives

COMMUNICATIONS

Recreation and Communications Seasonal Marketing Meeting

The Communications and the Recreation Teams met on June 25 for our seasonal marketing meeting where we discuss additional promotions for programs and events. We are working on producing approximately 150 different promotional pieces for this season. During this meeting, the Communications Team also shared our new online request form which is connected to a project management tracker which allows our team to manage requests more efficiently.

Fall *Program Guide* 2026

The Communications Team and Recreation Team wrapped up production of the Fall *Program Guide*. Communications produced 17 new ads for the *Guide*. Production was wrapped up on July 15 and printed guides are scheduled to be delivered to community centres on July 24. Residents should receive their copies in their mailboxes in the week of July 27, but distribution times sometimes vary. Hard copies are available at UNA community centres, or it can be viewed online by visiting myuna.ca/programs.

Canada Day Coverage and Video

Communications provided post-event wrap-up support and a promotional video was created and distributed on social media and displayed on digital screens showcasing the successful event and residents who participated.

Tree Inventory Video

Work is underway in creating a video that showcases the Tree Inventory project that the Operations Department and UBC students undertook. Interviews have been conducted with the UBC leads and UNA staff and the video will launch alongside the dashboard and landing page once it's ready.

UNA 25th Anniversary Video

Work is also underway for the UNA's anniversary video. The video will showcase the UNA's history, changes through the years, its current services and will invite residents to actively participate in Society activities and take advantage of services offered. Interviews have been/will be set up with key people. The video will be launched at AGM.

EV Charging Stations Opening Ceremony

The Communications Team is organizing a small ribbon-cutting ceremony for the new EV charging stations located at Ross Drive. The opening will be on July 29, 2026, at 12 PM. Directors are invited to attend. The program includes welcome remarks from the UNA Board Chair, remarks from UBC Campus + Community Planning and BC Hydro, followed by a light lunch. A short video of the launch will be shared on social media and covered by *The Campus Resident*.

UNA Website Updates

The Communications Team is continuing its work on various website projects including:

- Creating a landing page for the UNA Tree Inventory Dashboard with the Operations Team
- Updates to the Finance pages
- Improvements to the Programs page filters and content structure
- Improvements to the Volunteers page
- Adding new content to the online version of the UNA Guidebook
- Creating a UNA Field Schedule connected to Xplor that displays near-live content
- Improvements to the layout of the Events Calendar
- Improvements to the Sustainability section
- Continued testing of the new UNA Help Page

The Campus Resident

The Campus Resident's latest issue was published in print and online on July 2, 2026. To read the July issue, you can pick up a copy at the Wesbrook Community Centre or the Old Barn Community Centre or visit the website at thecampusresident.ca.

The Campus Resident does not publish an issue in August.

Others

- Attended inaugural meeting with UBC Campus and Community Planning and UNA Properties Trust communications teams to share information and coordinate communications efforts and events.
- New section being developed for internal staff newsletter to help boost IT department efforts for security and training
- Support for UNA Annual General Meeting
- Promotional support for Neighbours Day
- Support for streamlining Finance Department processes
- Additional support for promotion of Summer Adventures Camps
- Continuing work on streamlining Communications Department processes
- Ongoing work for metrics dashboard that was previewed during the February Board meeting
- Coordinated with UBC and partners on events, roadworks, traffic updates and facility closures that affect resident of UNA areas.

RECREATION

Executive Highlights

- Canada Day 2026 was one of the most successful community events in recent years, attracting over 1,000 attendees and exceeding previous Neighbours Day participation.
- Strong overall programming performance with 377 programs delivered, generating $224,939.69 in revenue and 4,184 registrations.
- Fitness programming revenue increased by nearly 10% compared to Spring 2025, reaching $31,500.
- In-house food services at events successfully launched using new equipment (BBQ, popcorn, cotton candy), generating approximately $2,000 in revenue for Canada Day.
- Continued high demand in youth sports and pickleball programming, with multiple programs reaching capacity and waitlists.
- Parking permit activity reached the highest levels in the past three years, reflecting continued community growth.
- Facility operations remained stable with high utilization, though ongoing space limitations during peak times continue to impact program expansion opportunities.

Internal Staffing Movement

- Two Fitness Centre Attendants hired following a competitive recruitment process (18 applicants), with mid-July start anticipated.
- Front Desk staffing levels remained stable despite minor impacts from sick days and emergencies.
- Performance reviews completed for all Recreation staff, identifying growth opportunities in conflict resolution, emergency response, and interpersonal communication.

Front Desk Report

1. Front Desk General Services
    - In June, the Front Desk team supported spring programming, summer registration, and Hawthorn Place parking permit renewals.
    - 418 new clients registered across both centres
    - 346 UNA cards issued or renewed
    - Program registration slightly lower than Summer 2025, likely due to fewer visiting families

2. Parking Permit Renewals
    - Over 1,000 permits issued since April
    - 2026 represents the highest permit activity in the past three years
    - Growth attributed to earlier renewal timelines and continued residential expansion

3. Facility Management
    - Both centres operated smoothly with key events including Family Movie Night, Youth Summer Kickback, and Volunteer Appreciation
    - Storage clean-up completed at both sites in preparation for summer programming
    - Storage capacity review conducted; report completed with recommendations
    - Off-Site Storage secured and plan to move “seasonal” items.
4. Community Feedback and Service Response
    - 68 Zoho tickets resolved (24–72-hour turnaround), primarily related to programs, refunds, and parking
    - Two comment box submissions requesting expanded youth sports programming (under review due to space limitations)

5. Staffing Summary
    - Total Hours Worked: 1,608
    - Total Shifts Covered: 311
    - Staff supported additional programming and Green Depot operations

6. Team Updates
    - Front Desk Operations Manual (OBCC) drafted; WCC version in progress

- Biannual staff meeting held June 19 (“Connect, Elevate, and Grow Together”) focusing on team engagement and service excellence

Health, Fitness & Wellness
- Spring 2026 revenue: $31,500 (up from $28,600 in Spring 2025)
- High participation in Zumba, Yoga Fusion (Mandarin), and Iyengar Yoga
- Preventative maintenance completed June 15; all equipment operational
- Upholstery repairs scheduled for next maintenance cycle

Recreational Programming

Total Programs: 377
Total Revenue: $224,939.69
Total Registrations: 4,184

Key Highlights:
- Clay and pottery workshops performed strongly with growth potential
- Youth sports (soccer, basketball, volleyball, badminton) achieved high registration and utilization
- Active Kids Soccer fully registered; basketball reached 76%–107% capacity
- Volleyball BC programs fully subscribed
- Pickleball demand remains high with consistent waitlists

Volunteers, Newcomers & Connected Communities

Volunteer Engagement Summary:
- Birthday Parties: 13 volunteers
- Newcomer Support: 5 volunteers
- English Conversation: 10 volunteers
- Volunteer Appreciation – June 13 - An Afternoon Tea–themed Volunteer Appreciation event was held on June 13 by the splash pad, with more than 25 volunteers in attendance. The gathering provided an opportunity for volunteers to connect with one another and staff, enjoy refreshments, and be recognized for their ongoing contributions to UNA programs and events.

Newcomer Programming:

In June, two Newcomer Sessions were delivered:
  - National Indigenous History Month: UBC Indigenous Public Art Campus Tour
  - Summer Plan Sharing for Secondary School Students
- Total registrations were approximately 38, with about 36 participants attending across both sessions.

Program Highlights:

Summer Plan Sharing for Secondary School Students:
Education-focused sharing sessions were organized with the support of youth

volunteers, providing secondary students with a space to discuss summer plans, post-secondary pathways, and community opportunities. As this was the final session of the school year, the current youth volunteers will be transitioning to college after the summer. A new team of youth volunteers will be recruited and welcomed in the upcoming school year to continue supporting and engaging secondary school students through newcomer and youth-focused programming.

Connected Communities:

- Family Movie Night (June 2): 37 attendees
- Volunteer Appreciation (June 13): ~30 participants; strong engagement and partnership with Murchie's
- Volunteer Management System (Vome) pilot launched for summer camps

Youth, Leadership & Community Programs

- Youth Night participation steady (21 participants for June event)
- Youth Summer Kickback: 150 attendees; strong engagement with live music and activities
- Kids Market at UBC Farm: ~500 attendees; successful collaboration with community partners
- Youth sports drop-ins remained well attended, with volleyball (34) and Saturday open gym (43) leading participation

Healthy Aging & Seniors Initiatives

- Marbling Art Workshop: 15 participants; strong positive feedback
- Healthy Aging Seminar: growing attendance and interest
- Indigenous Land-Based Learning Tour: highly positive engagement
- Soups and Social: 10 participants, including new attendees
- Trishaw Ride pilot launched successfully with partner organization

Facility Bookings & Rentals

- Revenue Summary
- Total Revenue: $30,901.50
- Field Bookings: $29,058.75
- Birthday Parties: $1,354.50
- Room Bookings: $126

Key Achievements

- Three birthday parties hosted (Wesbrook, sports-themed)
- 79% increase in birthday bookings driven by advance demand
- Strong forward bookings for fall season
- Challenges
- 94% decline in room bookings due to seasonal shift to outdoor activities
- Ongoing scheduling conflicts with internal programming

- Continued pressure on space availability

Internal Bookings
- Internal use remains high, supporting programming, governance, and operations. Key events included Volunteer Appreciation, Front Desk Staff Event, and Staff Birthday Celebration.

Canada Day 2026 Event Review
- This year's Canada Day celebration was an outstanding success, welcoming over 1,000 participants and surpassing attendance from previous Neighbours Day events. The event was organized and led by the Recreation Manager, with strong support from staff and volunteers, and benefited from excellent weather that created a vibrant atmosphere throughout the day.
- The event featured performances by Rockin Bue, street performers, the UNA Seniors Choir, and a Lion Dance, offering broad community appeal and sustained engagement.
- Food services were delivered in-house, marking the first use of the newly approved BBQ, along with popcorn and cotton candy stations, generating approximately $2,000 in revenue. Save-On-Foods contributed 500 hotdogs and 600 buns.
- To address previous demand, cake supply increased to six slabs; however, all servings were distributed within 35 minutes, indicating continued high demand.
- Overall, the event fostered strong community connection, with attendees remaining on-site to enjoy performances, socialize, and celebrate.
- Special thanks to all volunteers and to Assistant Manager Alina Stadnyk for their contributions to delivering a highly successful event.

OPERATIONS + SUSTAINABILITY

Sustainability Report

Bike Removals

We have tagged abandoned bikes throughout the neighbourhoods and have begun removing those that remain. A final wave of tagging is still required. Removed bikes will be held at a separate location for several weeks before being donated.

Gardens

We have completed several additional garden repairs, including work on garden plots, water faucets, and hoses that appear to have been vandalized. Wood chips have also been placed along the paths in the Rhodo garden.

We worked with the communications team to develop updated garden signage, which is now complete. This includes new signs for the shared herb plots, additional reminders about picking plants, and signage gardeners can use when they suspect their plot may be in use by someone else. The signage will be installed in the gardens with help of other staff in the upcoming days.

Green Depot

The green bins have been temporarily shut down (July 4-18) due to operational and maintenance reasons. Mainly due to staff being away on vacation and a lack of staff to deal with the bins during this time. We took this time to install the new stickers with information on the Green Bins. We have seen an increase in dumping on the sidewalk in front of the green depot during this time.

Toy Boxes

The toy boxes have been successfully launched, with the second box having just recently launched mid-July. Green depot staff and volunteers have been trained on the operational duties associated with the new toy boxes and community feedback has been positive thus far.

Other

The communications team has begun interviewing and filming staff and UBC partners involved in the Tree Data Inventory project for website and social media content. These interviews will be featured as part of our planned enhancement of the website's sustainability section.

Operations Report

Water Restrictions 2 in Effect

Metro Vancouver reverted to Stage 2 water restrictions effective **July 16, 2026**, which will remain in place until October 15, 2026.

Stage 2 Water Restrictions

Given the current seasonal outlook, these measures are being implemented to conserve our treated drinking water supply.

- All lawn watering is prohibited.
- Watering trees, shrubs, and flowers is permitted any day from 5:00 am to 9:00 am if using an automatic or manual sprinkler, or any time if hand watering or using drip irrigation. Hoses must have an automatic shut-off nozzle.
- Aesthetic water features, such as fountains, cannot be filled or topped up.

- Vegetable gardens can be watered any time.
- Lawn area irrigation off.

To report a water leak in a public area, please contact operations@myuna.ca

Tree Watering and Drip Irrigation Deployment

Municipal crews are actively monitoring the health of street and park trees throughout the UNA. To support the urban canopy, operations staff are deploying targeted tree watering bags, executing rotational watering schedules, and phasing in drip irrigation systems where infrastructure permits.

Hampton Replanting Plan Update

The UNA Operations Department recently met with the UBC Landscape Architect to determine tree selection for the Hampton Replanting Plan. Operations staff compiled a draft plan based on these recommendations and submitted it to UBC for final review.

The proposed selection primarily utilizes **Freeman Maple** as boulevard trees to provide seasonal color, paired with **Serbian Spruce** as contrasting features in the roundabouts. For predominant, open locations, legacy species such as the **Garry Oak** or **Holly Oak** are being prioritized.

The following species were evaluated during the consultation:

Species Name	Mature Height	Mature Spread	Characters
Freeman Maple	15 – 18 m	10 – 12 m	Seasonal Colors
Serbian Spruce	15 – 18 m	4.5 – 6 m	Tall and slender evergreen.
Holly Oak	20 - 25 m	9 – 18 m	A legacy species, evergreen broadleaf tree, evergreen foliage and dense canopy provide shelter and nesting sites all year round; deep root system.

Garry Oak	15 – 24 m	15 – 24 m	Another legacy species. Deep roots protect pavement; exceptionally storm stable.
Grand Fir	45 – 60 m	6 – 12 m	Too tall for tight boulevards; excellent for open park matrices.
Western Catalpa	15 – 21 m	6 – 12 m	White flowers, Brittle crotches risk storm damage; roots can disrupt sidewalk bases.

Community Engagement & Communication Rollout Once the immediate replanting plan is finalized with UBC, a structured communication rollout will be executed for the Hampton community. This includes:

- **Dedicated Web Portal:** Launching a replanting landing page on myuna.ca detailing immediate tree replacements, project rationale, species data, and specific locations.
- **Strata Outreach:** Direct communication with affected strata groups regarding the replanting schedule.
- **On-Site Signage:** Deploying temporary lawn signs with QR codes at planting sites to drive awareness and direct residents to the digital portal.

This replanting webpage will integrate directly with the upcoming Tree Management Page and the public-facing Tree Inventory Dashboard, outlining the next steps for our long-term replanting and engagement processes.

Long-Term Strategic Outlook: EAB Management From a long-term governance perspective, UNA staff recognizes that the Emerald Ash Borer (EAB) Management Strategy will significantly alter the neighborhood's visual landscape, as the plan prescribes replanting over 100 trees by the end of this 50-year process.

To address this shift responsibly, staff intends to elevate the 50-year community canopy plan to a formal resident consultation level. The Operations and Sustainability Departments are currently in the initial phases of developing this engagement framework and will present a comprehensive report at a future board meeting.

Active & Upcoming Public Works Projects Status

Hampton EAB Treatment Project | Completed

Diamond Head Consulting successfully delivered the final Emerald Ash Borer (EAB) Treatment Plan during the first week of July.

UHill Pathway Upgrade | Completed

Construction of the asphalt pedestrian pathway connecting Granite Terrace to the University Hill Secondary School network was completed on schedule during the first week of July 2026. This upgraded surface provides a smooth, consistent, and all seasons active transportation link for pedestrians and cyclists accessing the main UBC campus and the 16th Avenue transit stops.

Road Markings Repair Project | In Progress

The Hampton Place road markings portion of the project was completed successfully. However, due to unexpected weather events, the application of markings for the Wesbrook area was delayed and partially completed. Staff are currently coordinating with the service provider to complete the remaining scope of the project.

Wesbrook Mall Crosswalk at Village Lane Repair Project (UBCPT) | Upcoming

UBC Properties Trust (UBCPT) will be executing necessary paver repairs in the crosswalk on Wesbrook Mall at Village Lane from **July 20 through August 7**. A community advisory will be distributed with the following operational impacts:

- **Working Hours:** Weekdays from 7:30 AM to 5:00 PM, with potential Saturday work from 9:00 AM to 5:00 PM as needed.
- **Traffic Impacts:** Operations will be divided into two work zones (northbound and southbound). This will necessitate single-lane alternating traffic during working hours, managed by on-site flaggers. Steel road plates will be deployed outside of working hours to fully reopen the roadway.
- **Transit Relocation:** The northbound bus stop in the Village will be temporarily closed. Services will be relocated to the northbound stop (currently utilized by the 68 shuttle) just south of 16th Avenue. TransLink will update their digital schedules, and physical signage will be installed on the affected bus stop pole.
- **Pedestrian Access:** A narrower, modified crossing will be maintained across Wesbrook Mall at Village Lane.

Save-On-Foods Surface Parking Lot & Pedestrian Enhancement Project (UBCPT) | Upcoming

UBCPT has retained a traffic consultant to review surface circulation and implement infrastructure improvements to enhance parking efficiency and vehicular safety. Key upgrades will include:

- Extending the one-way traffic flow along Berton Avenue into the parking lot.
- Installing new painted commercial loading bays outside of Save-On-Foods and Shoppers Drug Mart.
- Installing a new pedestrian crossing and curb letdowns directing towards UHill.
- Adding fencing and targeted sidewalk painting near the underground lot entrance to safely route pedestrians and prevent walking directly behind entering or exiting vehicles.

Hampton Place Concrete Replacement Project | Upcoming

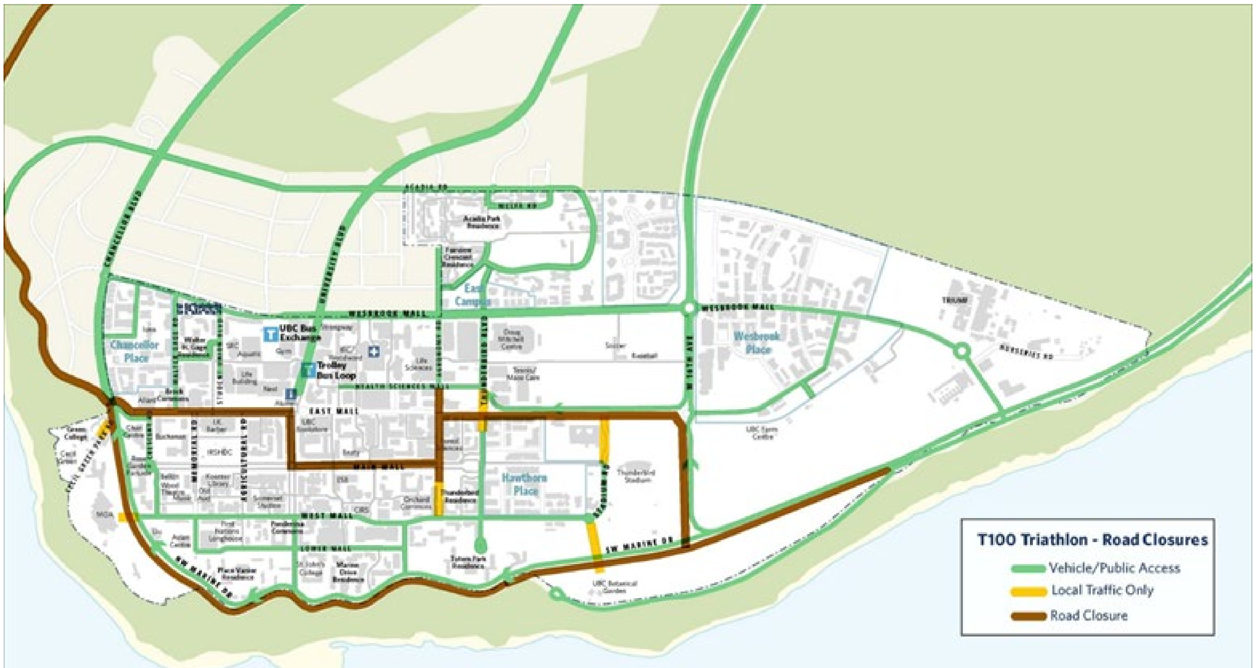
The South Western Entrance concrete roadway replacement is fully on track for early August mobilization.

August High Impact Events

T100 Vancouver Multisport Festival - August 15 and 16

Road Closure Maps

Saturday, August 15, 2026



Sunday, August 16, 2026 - Amateur Course

FINANCE

FY2025/26 Financial Audit

Our annual audit was completed at the end of June 2026. Representatives from Johnsen Archer LLP met with the Finance & Audit Committee to present the FY2025/26 audit results and discuss the audit findings.

No audit adjustments were required. As a result, the Q4 financial results presented to the Board in June 2026 are consistent with the audited financial statements.

Neighbours Levy 2026

UBC Finance has been working with the UNA over the past several months to finalize the format and layout of the 2026 Neighbours Levy notices. All 2026 Services Levy notices were mailed at the beginning of July 2026.

The total 2026 Neighbours Levy is $11,714,301, based on total neighbourhood assessments of $8,011,939,900. The UNA had projected a Neighbours Levy of $11,480,000 for FY2026/27. The actual levy is $234,301 (2%) higher than the projected amount. This variance will be reflected in the Q4 levy installment invoice issued to UBC.

A separate report providing additional details on this matter is included in the meeting package.

Financial Implications

None.

Operational Implications

None.

Strategic Objective

None.

Attachments

None.

Concurrence

1. Athena Koon, Finance Manager
2. Dave Gillis, Recreation Manager
3. Glenda Ollero, Communications Manager
4. Wegland Sit, Operations Manager

Respectfully submitted,

Paul Thorkelsson
Chief Administrative Officer

Report Date:	July 21, 2026
Meeting Date:	July 28, 2026
From:	Paul Thorkelsson, Chief Administrative Officer
Subject:	Fire Protection Contribution Agreement Renewal

Background

The Fire Services Contribution Agreement "the Agreement" between UBC and the province expired on March 31, 2026, and the province has indicated that they would like to extend the Agreement for an additional five-year term.

The Agreement is an agreement between UBC and the province, under which UBC utilizes funds from the Services Levy to pay for fire protection services for the UNA neighbourhoods.

This is in addition to a separate agreement between the province and the City of Vancouver, under which the province engages the City of Vancouver to provide fire protection for UBC's campus (including the UNA neighbourhoods), Metro Vancouver Regional District's Pacific Spirit Park, and the University Endowment Lands.

Although the Agreement is between UBC and the province, UNA support is required to extend the Agreement. This is established in Sec. 10.3 (a) of the 2024 Neighbours Agreement between UBC and the UNA.

In 2021 during the previous renewal process the UNA Board met with UBC representatives and provincial officials numerous times discuss concerns in relation to extending the Agreement, as part of a larger discussion in relation to UNA concerns about taxation fairness for UNA residents.

While the goal of the UNA had been to get the province to review the overall provincial tax burden of UNA residents, particularly related the rural property tax contribution, the province expressed little to no interest in change to the tax regime. There is no evidence that position has changed since.

In December 2021 the UNA Board considered options to the proposed renewal of the contribution agreement. The net result of much discussion and investigation was that renewal of the contribution agreement remained the best option for the UNA. In 2026, renewal of the agreement remains the best option for the UNA.

Decision Requested

1. *THAT the UNA Board support UBC extending the term of the UBC/Province Neighbourhood Fire Services Contribution Agreement for an additional five-year term and approve, following Sec 10.3 (a) of the Neighbours Agreement 2024, UBC withdrawal from the Neighbourhood Levy to fund the UNA contribution.*

Discussion

In 2021 the UNA agreed to allow UBC to utilize the Neighbourhood Levy to pay the annual cost of providing fire protection services for UBC's campus residential community as set out in the Agreement. This Agreement was for a five-year term, which expired on March 31, 2026.

With its expiration the agreement is up for consideration. The province has expressed to UBC an interest to extend the agreement for a further 5 years without the need for adjustments other than "house-keeping" updates. The revised and extended agreement is provided as Appendix 1 to this report. UBC advises that the Ministry of Housing and Municipal Affairs is prepared to sign this updated version of the agreement.

Realistically the options available to the UNA regarding the funding of fire services for the neighbourhoods are quite limited. In the past the UNA Board has considered the following:

- Renew UBC Neighbourhoods Fire Service Contribution Agreement for another five-year term.
- Establish a Fire Levy under the *Local Services Act*
    i) While possible under the existing legislative framework, would require a request to the province to introduce a specific fire services levy - both add complexity to the current process for residents and add additional costs (province requires a fee (>5%) for collection).
- Establish a cost recovery mechanism & transition delivery of local fire services from the provincial level to the local level.
    i) Not a realistic near-term approach – requires UBC and/or UNA to establish a service contract directly with the City of Vancouver, significant uncertainty with respect to viability and costs management.

Renewal of the contribution agreement remains the preferred option with the other options introducing additional costs and or uncertainty for the UNA.

This arrangement breaks the UBC academic, UBC neighbourhoods and UEL areas down by population (as provided annually by UBC) and assigns the overall costs of fire protection by population. This is the most equitable distribution of service costs available currently. The UBC Academic portion is covered by the province, while the UBC Market Properties and UEL are paid by the property owners and leaseholders. This calculation is reviewed and adjusted annually as required.

For 2026-27 the cost breakdown is as follows:

	2026/27		
	Population	% of total	Total Annual Costs
UBC Academic	70,878	76.5%	$ 9,536,167

UBC Market Properties	16,781	18.1%	$	2,257,773
UEL	4,966	5.4%	$	668,183
Total	92,625	100.0%	$	12,462,122

It is worth noting again the benefit of renewal is that the funding formula for this arrangement is known and understood – a move from this arrangement would lead to uncertainty as to how the province will determine the fee – and, at a minimum, the province has previously indicated that there would be an additional 5.25% collection fee to be imposed on a new scheme.

A 5-year extension maintains a high degree of certainty regarding the most significant cost to the UNA annual budget.

A further benefit is that the UNA has a very close relationship with UBC – who in turn have a strong relationship with the province. If the UNA needs to discuss issues related to this agreement, they have a venue through UBC. If the fire services fee was imposed directly through the Ministry of Finance, the avenue for discussion would be more limited. As an example, UBC as part of this renewal process has carried forward the UNA's expressed advocacy item to the province to arrange for regular and seamless availability of Vancouver Fire call data.

Financial Implications

Under the renewed agreement and formula, the UNA would be responsible to pay $2,398,306.95 for the 2026-27 fiscal year which is 100.43% the budgeted amount of $2,388,063.00. The amount for subsequent years under the agreement would be based on confirmed the population numbers.

Operational Implications

None

Strategic Objective

Community and Stakeholder Relations

Attachments

1. UBC Fire Services Agreement – 2026 Final
2. University Neighbourhoods Fire Protection Funding Letter - 2022

Concurrence

1. Athena Koon, Finance Manager

Respectfully submitted,

____
Paul Thorkelsson
Chief Administrative Officer

UBC Neighbourhood Fire Services Contribution Agreement 2026

This Contribution Agreement dated for reference the 1st day of April, 2026.

BETWEEN

HIS MAJESTY THE KING IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA, represented by the Minister of Housing and Municipal Affairs (the "**Province**")

AND

THE UNIVERSITY OF BRITISH COLUMBIA, a corporation continued under the *University Act* of British Columbia ("**UBC**")

WHEREAS:

A. Pursuant to the Fire Services Agreement, the City of Vancouver provides Fire Services to the University Endowment Lands and UBC's Vancouver campus, including the Market Properties, and the Province pays the City of Vancouver for the cost of the Fire Services;

B. UBC leases the Market Properties to lessees pursuant to the Leases;

C. Lessees of Market Properties pay rural property taxes to the Province pursuant to the *Taxation (Rural Area) Act,* R.S.B.C. 1996 c. 448, and pursuant to the Leases, they pay the Services Levy to UBC for the provision of certain municipal-like services;

D. The Market Properties are located in lands owned by UBC, are designated for market development under UBC's Land Use Plan, and are lands where certain municipal-like services are provided by an incorporated society named the University Neighbourhoods Association, pursuant to the Neighbours' Agreement 2024;

E. In 2016 and 2021, the parties entered into the "UBC Neighbourhood Fire Services Contribution Agreement" to allocate a fair proportion of the costs of Fire Services to the Market Properties; and,

F. Based on the representations of the parties set out herein the parties wish to renew their agreement by entering into this replacement Agreement.

NOW THEREFORE, in consideration of the sum of One Dollar and other valuable consideration, the receipt and sufficiency of which is acknowledged by each party, the parties agree as follows:

DEFINITIONS

1. In this Agreement and its recitals the following definitions apply:

"**Agreement**" means this Agreement as amended from time to time and any schedules attached hereto;

"**Annual Funding Contribution**" means the Total Annual Costs, as defined in Schedule B, paid by UBC to the Province pursuant to this Agreement;

"**Fire Services**" means the fire services provided by the City of Vancouver pursuant to the Fire Services Agreement;

"**Fire Services Agreement**" means the Agreement dated October 16, 1995 between the City of Vancouver and the Province as amended from time to time;

"**Fiscal Year**" means the period beginning April 1 of a year and ending March 31 of the following year;

"**Leases**" mean lease agreements between UBC, as landlord, and lessees of Market Properties;

"**Market Properties**" means properties vested in UBC and situated on UBC's Vancouver campus that:

(a) are located in areas designated as Neighbourhoods in the UBC Land Use Plan or are otherwise "Designated Buildings" pursuant to the Neighbours' Agreement 2024;
(b) UBC leases to lessees;
(c) are eligible to be taxed under the *Taxation (Rural Area) Act*, R.S.B.C. 1996, c. 448; and
(d) either
    i. are not exempted from the taxation referred to in (c) above, whether pursuant to section 54 of the *University Act*, R.S.B.C. 1996, c. 468 or otherwise; or
    ii. are exempted from such taxation by the Conditions and Limitations on University Property Tax Regulation, B.C. Reg 366/2005 on the basis that the accommodation is held or used as university apartments rented primarily to the full time university faculty or staff for a stay of no more than 3 years.

"**Neighbours' Agreement 2024**" means the Agreement between UBC and the University Neighbourhood Association entitled Neighbours' Agreement 2024, as amended from time to time;

"**Services Levy**" means the amounts identified in the Leases as the "Service Levy", or "Services Levy", or "General Municipal Services Levy", which are collected by UBC, as landlord, pursuant to the Leases;

"**UBC's Vancouver campus**" means the lands and premises owned by UBC that are described as the Point Grey lands in the *Point Grey Campus Regulation* of the *Municipalities Enabling and Validating Act (No. 3)* S.B.C. 2001, c.44; and

SCHEDULES

2. The Schedules to this Agreement are:

Schedule A	Payment
Schedule B	Calculation of Amount of Annual Funding Contribution

TERM AND TERMINATION

3. Notwithstanding the actual date of execution of this Agreement, the term of this Agreement begins on April 1st, 2026 (the "Effective Date") and expires on March 31st, 2031 subject to any renewal pursuant to section 4 or earlier termination in accordance with the provisions hereof.

4. The term of this Agreement will be renewed upon mutual agreement of the parties.

5. If the University Neighbourhoods Association gives UBC notice that its Board of Directors has resolved to withdraw its consent to the use of the Services Levy to pay the Annual Funding Contributions, UBC may terminate this Agreement by giving the Province written notice.

   Regardless of when the written notice is delivered, the effective date of termination will be March 31st of the then current Fiscal Year. For greater certainty, a termination notice will not affect the contribution to be made or already made for the Fiscal Year in which the notice was given.

   In the event that UBC gives notice that the University Neighbourhoods Association has withdrawn its consent, then the Province reserves its rights to pursue other methods available to it to recover the costs of Fire Services.

REPRESENTATIONS

6. The Province represents that:

   (a) it has the power and capacity to enter into this Agreement and to observe, perform and comply with the terms of this Agreement and all necessary corporate, contractual or other proceedings have been taken and done to authorize the execution and delivery of this Agreement;

   (b) this Agreement has been legally and properly executed by the Province; and

   (c) all information and documents of any kind furnished or submitted by the Province to UBC in connection with this Agreement are in all material respects true and correct.

7. UBC represents that:

   (a) it has the power and capacity to enter into this Agreement and to observe, perform and comply with the terms of this Agreement and all necessary corporate, contractual or other proceedings have been taken and done to authorize the execution and delivery of this Agreement;

   (b) this Agreement has been legally and properly executed by UBC; and

   (c) all information and documents of any kind furnished or submitted by UBC to the Province in connection with this Agreement are in all material respects true and correct.

CONDITIONS

8. Notwithstanding any other provision of this Agreement, the parties' respective obligations under this Agreement are subject to:

   (a) the Fire Services Agreement remaining in force as between the City of Vancouver and the Province;

   (b) the parties' respective representations set out in sections 6 and 7 above being and remaining true and correct; and

   (c) the Neighbourhoods on which the Market Properties are situated remaining a part of Electoral Area "A" of the Greater Vancouver Regional District.

   Upon any of the conditions described above no longer being satisfied, either party may give the other party written notice of termination of this Agreement, which termination shall be effective March 31st of the then current Fiscal Year. For greater certainty, a termination notice will not affect the contribution to be made or already made for the Fiscal Year in which the notice was given.

9. In any Fiscal Year, if the total Services Levy paid by the lessees of Market Properties to UBC is less than the amount required to pay that year's Annual Funding Contribution:

   (a) UBC agrees to pay the Annual Funding Contribution to the Province first, prior to using or disbursing the Services Levy for any other purpose, from the total amount of Services Levy collected in that Fiscal Year;

   (b) UBC shall give notice of same, together with particulars, to the Province as soon as practicable; and

   (c) the Annual Funding Contribution for that Fiscal Year shall be reduced to equal the actual Services Levy collected in that Fiscal Year, and payment of the actual Services Levy collected by UBC to the Province shall be deemed to be full and final settlement of that Fiscal Year's Annual Funding Contribution.

   For greater certainty, UBC will make commercially reasonable efforts to collect all outstanding Services Levy payments from lessees of Market Properties and remit all amounts collected in arrears to the Province together with an accounting thereof, at the same time as the next Annual Funding Contribution.

OBLIGATIONS OF UBC

10. Subject to the provisions of this Agreement, UBC agrees to pay to the Province the Annual Funding Contribution at the times and in the manner set out in Schedule A.

11. UBC will comply with all applicable laws, statutes, and regulations of British Columbia and, as applicable, Canada and the applicable bylaws of any local government.

OBLIGATIONS OF THE PROVINCE

12. Provided UBC is in compliance with the Annual Funding Contribution to the Province and provided the Fire Services Agreement remains in effect, the Province will continue to ensure that Fire Services are provided to Market Properties under the Fire Services Agreement.

13. The parties acknowledge that the terms and conditions of the Fire Services Agreement have a material effect on UBC and lessees of Market Properties, and their views must therefore be given due and fair consideration by the Province. Therefore the Province will, in good faith, engage in discussions with UBC in the event material amendments to or replacement of the Fire Services Agreement are being considered.

14. The Province will comply with all applicable laws, statutes, and regulations of British Columbia and, as applicable, Canada.

OBLIGATIONS OF UBC AND THE PROVINCE

15. The Province and UBC each agree to establish and maintain records in relation to its calculations pursuant to Schedule B of this Agreement and will retain such records for a period of five years after the term of this Agreement.

16. The Province and UBC each agree to permit the other party to inspect at all reasonable times the records referred to in section 15 of this Agreement, subject to the *Freedom of Information and Protection and Privacy Act* R.S.B.C. 1996 c. 165 and any other applicable laws or Provincial policies or directives.

DEFAULT

17. Any of the following events will constitute an "Event of Default" whether any such event be voluntary, involuntary or result from the operation of law or of any judgment or order of any court or administrative or government body:

    (a) UBC or the Province fail to comply with any term or condition of this Agreement; or

    (b) any information, statement, certificate, report or other document furnished or submitted by or on behalf of UBC or the Province, as the case may be, pursuant to or as a result of this Agreement is untrue or incorrect.

18. Upon the occurrence of any Event of Default and at any time thereafter the non-defaulting party may at its sole option, elect to do one or both of the following:

    (a) by written notice to the defaulting party, require the Event of Default to be remedied within the time period specified in the notice, which shall not be less than 30 calendar days; and/or

(b) pursue any remedy or take any action available to it at law or in equity.

REMEDIES NON-EXCLUSIVE

19. The rights, powers and remedies conferred on a party under this Agreement or any statute or law are not intended to be exclusive and each remedy shall be cumulative and in addition to and not in substitution for every other remedy existing or available to that party.

20. The exercise of any one or more remedies available to a party will not preclude the simultaneous or later exercise by that party of any other right, power or remedy.

AMENDMENTS

21. Unless otherwise specified in this Agreement, this Agreement may be amended only by further written agreement between the parties.

NOTICE

22. (a) Any written communication or notice from UBC to the Province must be mailed, personally delivered, faxed, or electronically transmitted to the following address:

Ministry of Housing and Municipal Affairs
Mailing Address: P.O. Box 9839, STN PROV GOVT
Victoria, British Columbia V8W 9T1

Attention: Deputy Minister

Fax No.: (250) 356-2115
Email: HOUS.DMO@gov.bc.ca

(b) Any written communication or notice from the Province to UBC must be mailed, personally delivered, faxed or electronically transmitted to the following address:

The University of British Columbia
Mailing Address: 6328 Memorial Road
Vancouver, British Columbia V6T 1Z2

Attention: Vice President, External Relations

Fax No.: (604) 822 3861
Email: melanie.j.stewart@ubc.ca

(c) Any written communication or notice from either party will be deemed to have been received by the other party on the tenth business day after mailing in British Columbia; on the date of personal delivery if personally delivered; or on the date of transmission if faxed or electronically transmitted.

(d) Either party may, from time to time, notify the other by notice in writing of a change of address, facsimile, or electronic mail contact and following the receipt of such notice, the new address, facsimile, or electronic mail contact will, for the purposes of paragraph 22 (a) or 22 (b) of this Agreement, be deemed to be the address, facsimile, or electronic mail contact of the party giving such notice.

MISCELLANEOUS

23. This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia.

24. The Schedules to this Agreement are an integral part of this Agreement.

25. If any provision of this Agreement or the application to any person or circumstance is invalid or unenforceable to any extent, the remainder of this Agreement and the application of such provision to any person or circumstance will not be affected or impaired thereby and will be enforceable to the extent permitted by law.

26. Neither party will, without the prior, written consent of the other party, assign, either directly or indirectly, this Agreement or any right under this Agreement.

27. Each party must perform the acts, execute and deliver the writings and give any further assurances as may be reasonably necessary to give full effect to this Agreement.

28. This Agreement constitutes the entire agreement between the parties with respect to contributions by UBC to the Province for Fire Services.

29. A waiver of any term or breach of this Agreement is effective only if it is in writing and signed by, or on behalf of, the waiving party and is not a waiver of any other term or breach.

30. The headings or captions in this Agreement are inserted for convenience only and do not form a part of this Agreement and in no way define, limit, alter or enlarge the scope or meaning of any provision of this Agreement.

31. A reference in this Agreement:

    (a) to a statute means a statute of the Province of British Columbia unless otherwise stated and includes every amendment to it, every regulation made under it and any enactment passed in substitution therefore or in replacement thereof; and

    (b) to any other agreement means that other agreement as it may be amended from time to time.

DISPUTE RESOLUTION

If there is a dispute between the parties under this Agreement, either party may, by written notice to the other, refer the dispute for resolution in the first instance to the Assistant Deputy Ministry of the Ministry of Housing and Municipal Affairs responsible for this Agreement and to the Vice President, External Relations of UBC (or the then equivalent), who will each make reasonable efforts to resolve the dispute within the period of 30 days following the date it was referred to them.

32. If a dispute between the parties under this Agreement is not resolved in accordance with section 32, the parties must attempt to resolve the dispute through mediation under the rules of the MediateBC Society.

IN WITNESS WHEREOF each of the parties has executed this Agreement on the dates set out below to be effective as of the Effective Date.

SIGNED by the Minister of Housing and Municipal Affairs or his or her duly authorized representative on behalf of HIS MAJESTY THE KING IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA:	)
______________________________	) Date: ______________________
Minister (or duly authorized representative)	

THE UNIVERSITY OF BRITISH COLUMBIA:

Per: ______________________________
Authorized Signatory

Name/Title

Date: ______________________

Per: ______________
Authorized Signatory

____
Name/Title

Date: ______________________

Schedule A to the Agreement between the Province and UBC dated for reference April 1, 2026.

Schedule A – Payment

Annual Funding Contribution

1. UBC will pay to the Province an Annual Funding Contribution within 60 days of receipt of an invoice from the Province. Invoices will be provided to UBC by July 31st in each year of the term of the Agreement and in accordance with section 6 of Schedule B of this Agreement.

2. The amount of the Annual Funding Contribution shall be calculated each year in accordance with Schedule B of this Agreement.

Schedule B to the Agreement between the Province and UBC dated for reference April 1, 2026.

Schedule B: Calculation of Amount of Annual Funding Contribution

1. The following definitions apply for the purposes of this Schedule:

   "Academic Properties" means property vested in UBC which is exempt from taxation pursuant to section 54 of the *University Act*, R.S.B.C. 1996, c. 468;

   "Actual Total Fire Services Costs" means the actual amount of the Fire Services costs paid by the Province to the City of Vancouver each year, as contemplated by section 3.2 of the Fire Services Agreement;

   "Budgeted Total Fire Services Costs" means the budgeted amount of the Fire Services costs paid to the City of Vancouver by the Province each year, as contemplated by section 3.2 of the Fire Services Agreement;

   "Population of Academic Properties" means the total of UBC's annualized full-time equivalent students, faculty and staff attending and working (as the case may be) on the Academic Properties, as determined pursuant to section 3(a) of this Schedule B;

   "Population of Fire Service Area" means the combined total populations of the Population of Academic Properties, the Population of Market Properties, and the Population of University Endowment Lands, as determined pursuant to section 6 of this Schedule B;

   "Population of Market Properties" means the total population of residents living in the Market Properties determined pursuant to section 3(b) of this Schedule B;

   "Population of University Endowment Lands" means the total population of residents living in the University Endowment Lands, determined pursuant to Section 4 of this Schedule B;

   "Total Annual Costs" means the amount calculated pursuant to Section 5 of this Schedule B which is the portion of the Budgeted Total Fire Services Costs attributable to the Market Properties, as may be adjusted pursuant to section 10 of this Schedule B.

2. On or before June 1st of each year of the Agreement, UBC will provide to the Province:

   (a) the Population of Academic Properties and the Population of Market Properties for the current year; and

   (b) a projection of both the Population of Academic Properties and the Population of Market Properties for the following year.

3. The populations referred in section 2 above will be determined using the following methods:

   (a) Population of Academic Properties:

      (i) Current year:

         (A) UBC Students: annualized full time equivalent students studying in faculties or programs based in UBC's Vancouver campus as of March 1 of the current year, as determined by UBC's Planning and Institutional Research office.

         (B) UBC Faculty/staff: Total number of full time equivalent UBC faculty and staff working at the UBC Vancouver campus, excluding student employees as of November 1 of the previous year, as determined by UBC's Planning and Institutional Research office.

      (ii) Following year

         (A) UBC Students: projected annualized full time equivalent students studying in faculties or programs based in UBC's Vancouver campus as of March 1 of the following year, as determined by UBC's Planning and Institutional Research office.

         (B) UBC Faculty/staff: (1) Calculate the percentage (%) change in the student population in the current year and the projected student population for following year; and (2) multiply the percentage calculated in (1) immediately above against the current year UBC faculty/staff calculated in accordance with section 3(a)(i)(B) of this Schedule B.

   (b) Population of Market Properties:

      (i) Current year:

         The average number of people per dwelling type established in the most recent Canada Census population statistics for Metro Vancouver Electoral Area A multiplied by completed residential units of Market Properties for which occupancy permits have been granted as of June 1.

      (ii) Following year:

         The average number of people per dwelling type established in the most recent Canada Census population statistics for Metro Vancouver Electoral Area A multiplied by the projected completed residential units of Market Properties for which it is anticipated occupancy permits will have been granted as of June 1.

4. On or before June 1st of each year of the term of the Agreement, the Population of University Endowment Lands as of June 1st for the current year and a population projection for the following year will be determined using the following methods:

   (a) Population of University Endowment Lands:

      (i) Current Year:

      The average number of people per dwelling type established in the most recent Canada Census population statistics for Metro Vancouver Electoral Area A multiplied by completed residential units for which occupancy permits have been granted as of June 1.

      (ii) Following Year:

      The average number of people per dwelling type established in the most recent Canada Census population statistics for Metro Vancouver Electoral Area A multiplied by the projected completed residential units for which it is anticipated occupancy permits will have been granted as of June 1.

5. For reference purposes only, the Canada 2021 Census population statistics for the average number of people per dwelling type for Metro Vancouver Electoral Area A are:

Single-detached house	2.7
Semi-detached house	2.7
Rowhouse / Townhouse	3.0
Apartment, duplex	2.7
Apartment, < 5 storeys	2.2
Apartment ≥ 5 storeys	2.1
Moveable dwelling	4.0

6. The amount of the Total Annual Costs for each year will be calculated as follows:

   Where:

   A = Population of Market Properties
   B = Population of Academic Properties
   C = Population of University Endowment Lands
   D = Population of Fire Service Area

   Step 1: Calculate the Population of Fire Service Area.

   A+B+C = D

   Step 2: Calculate the percentage that the Population of Market Properties represents of the Population of Fire Service Area.

A/D = A%

Step 3: Calculate the Total Annual Costs by multiplying A% in Step 2 above by the Budgeted Total Fire Services Costs.

A% * Budgeted Total Fire Services Costs = Total Annual Costs

7. On or before July 31 in each year of the term of this Agreement the Province will provide UBC with an invoice for the Total Annual Costs calculated in accordance with section 6 above.

8. Subject to this Agreement, UBC will pay to the Province the amount of the invoice referred to in section 7 within 60 days of receipt of the invoice.

9. If UBC fails to pay to the Province the amount of the invoice referred to in section 7 of this Schedule B, interest will be charged by the Province at three per cent (3%) per annum above the prime rate of the principal banker for the Province.

10. If there is a variation between the Budgeted Total Fire Services Costs and the Actual Total Fire Services Costs in a given Fiscal Year, the Total Annual Costs calculated pursuant to section 6 of this Schedule B shall be recalculated in accordance with section 6 of this Schedule B using the Actual Total Fire Services Costs in place of the Budgeted Total Fire Services Costs and the population figures previously provided to the Province pursuant to section 2 of this Schedule B. The calculated difference between the Budgeted Total Fire Services Costs and the Actual Total Fire Services Costs in a given Fiscal Year will be added to or subtracted from, as applicable, the next invoice provided to UBC by the Province pursuant to section 7 of this Schedule B. No interest will be charged by either party on the calculated difference between the Budgeted Total Fire Services Costs and the Actual Total Fire Services Costs in a given Fiscal Year.

11. All cost recovery payments made by UBC to the Province shall be made electronically to the Ministry of Housing and Municipal Affairs.

January 6, 2022 Sent by email only to: michael.white@ubc.ca

Michael White
Associate Vice-President
Campus and Community Planning
2210 West Mall
Vancouver, BC, Canada V6T 1Z4

Re**:** University Neighbourhoods Fire Protection

Dear Mr. White,

Thank you for your letter dated December 1, 2021 regarding University Neighbourhoods Fire Protection.

The UNA Board of Directors reviewed the issue at their December Board meeting, and the following resolutions were passed:

> *THAT under pressure from the province and noting that the residents of the University Neighbourhoods are unfairly taxed by the Province, the Board reluctantly asks that UBC extend the term of the UBC Neighbourhood Fire Services Contribution Agreement for an additional five-year term and approve UBC using the Neighbourhood Levy to fund the contribution agreement.*
>
> *THAT the UNA Board continue to lobby the provincial government to change the tax regime to provide equity in the taxation of residents of the UBC neighbourhoods relative to the taxation of University Endowment Land residents.*
>
> *THAT the decisions passed be communicated and recorded in the Open Session minutes.*

If you have any questions, please contact me directly.

Sincerely,

Richard Watson
Chair
University Neighbourhoods Association

Copy: Adriaan de Jager, Associate Vice President, Government Relations and Community Engagement, UBC – Adriaan.Dejager@ubc.ca

Sundance Topham, Chief Administrative Officer, University Neighbourhoods Association – Sundance.Topham@myuna.ca

202-5923 Berton Ave., Vancouver, British Columbia V6S 0B3 T: 604.827.5158 F: 604.827.5375 reception@myuna.ca www.myuna.ca

UNA UNIVERSITY NEIGHBOURHOODS ASSOCIATION

UNA BOARD MEETING
OPEN SESSION

Report Date:	July 20, 2026
Meeting Date:	July 28, 2026
From:	Athena Koon, Finance Manager
Subject:	2026 Neighbours Levy Assessment

Background

Each year, UBC assesses and collects the Neighbours Levy. The Neighbours Levy is comprised of the Services Levy and the General Municipal Services Levy (GMSL). The revenue from the Neighbours Levy is deposited into the Neighbours Fund, which finances various municipal functions on the UBC Vancouver campus, and the UNA.

For the UNA, the Neighbours Levy is not a fixed budget amount; rather, the budget includes a projected estimate. For 2026, the actual Neighbours Levy is approximately $11,714,301, which is $234,301 (2%) higher than the FY2026/27 budget projection of $11,480,000.

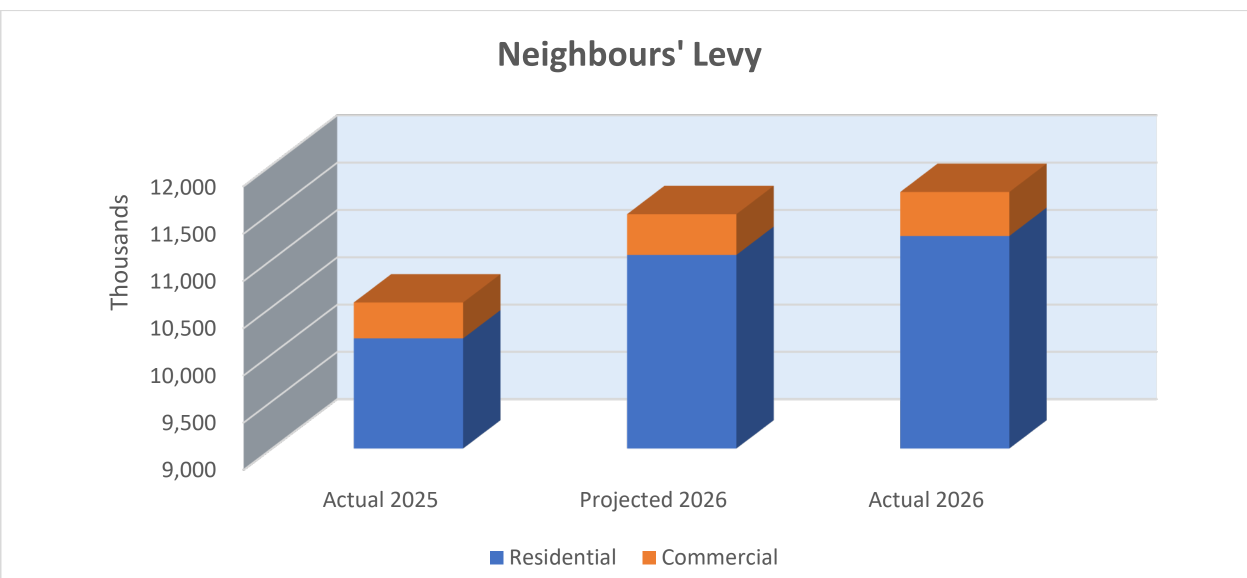
Decision Requested

For information.

Discussion

Neighbours Levy

The latest Neighbours Levy information provided by UBC is as follows:



		Actual 2025	Projected 2026	Actual 2026	Changes to Projection	%
Rate						
	Residential	1.33	1.38	**1.42**	0.04	*3%*
	Commercial	3.63	4.09	**4.31**	0.23	*6%*
Assessments						
	Residential	7,618,798,700	7,983,253,999	**7,904,182,200**	-79,071,799	*-1%*
	Commercial	104,719,700	105,321,892	**107,757,700**	2,435,808	*2%*
Total Levies (SL, GMSL)		$10,547,310	$11,480,000	**$11,714,301**	$ 234,301	*2%*

Breakdown by Neighbourhood

Official Neighbourhood	**Services Levy Total**
Chancellor Place	$ 1,254,891.53
East Campus	$ 393,077.01
Hampton Place	$ 1,519,562.76
Hawthorn	$ 1,107,526.09
University Blvd	$ 234,362.48
Wesbrook Place	$ 7,204,880.96
TOTAL	**$ 11,714,300.83**

Financial Impact

After accounting for all reserve contributions and mandatory withdrawals, the FY2026/27 net Neighbours Levy revenue is $218,937 higher than budget, representing a positive variance of approximately 3.4% compared with the amount projected in the annual budget.

The UNA invoices UBC quarterly to fund its operations. Billings for the first three quarters of the fiscal year are typically based on the budgeted projections. Any adjustment resulting from the actual Neighbours Levy collected, along with other required reconciliations, is reflected in the fourth-quarter billing.

Communication:

Information about the Neighbours Levy can be found year-round on the UNA's website.

A copy of the notice draft is enclosed here for your review and information.

Financial Implications

The UNA will receive $218,937 in additional net revenue from the FY2026/27 Neighbours Levy, after accounting for reserve contributions and mandatory withdrawals, compared with the amount originally projected.

Operational Implications

None.

Strategic Objective

None.

Attachments

1. 2026 Service Levy Flyer - Sample

Concurrence

None.

Respectfully submitted,

____
Athena Koon
Finance Manager

____
Paul Thorkelsson
Chief Administrative Officer

THE UNIVERSITY OF BRITISH COLUMBIA

UBC 2026 SERVICES LEVY NOTICE

The UBC Services Levy pays for many things such as water, sewage and drainage systems, street lighting, road, gutter and sidewalk maintenance, parking and security, etc.

For online access to details about your property, please visit the UBC Services Levy website: finance.ubc.ca/tax-services-levy

ACCESS YOUR SERVICES LEVY ONLINE ACCOUNT

Access your account online to obtain a current balance of what is owed to the university, please use the **Access Code** found on your invoice, plus your property **Roll #** or **Address** to access the portal.

WAYS TO PAY

1. Bill payment via your financial institution

- Log in to your online banking website and select the payment function
- Add new Payee by selecting **"UBC Services Levy"** in the payee drop down menu.
- Enter the **Customer Number** (without CST) shown on your Services Levy invoice as the account number
- Make a payment

2. Cheque

- Make cheques payable to **the University of British Columbia**
- Please quote the Customer Number on the front of your cheque and put your payment together with the remittance stub
- Post-dated cheques are accepted
- Cash or Credit card are not accepted

Mail your Cheque to:

University of British Columbia
UBC Treasury Accounting, c/o UBC Treasury
225-6328 Memorial Rd, Vancouver, BC V6T 1Z2

DEADLINES AND PENALTIES

- Payment due date is **August 7, 2026**
- Amounts outstanding as of **August 10, 2026** will be charged interest at the Royal Bank Prime (rbcroyalbank.com/rates) plus 6% per annum

UPDATE YOUR EMAIL OR MAILING ADDRESS

- Please contact UBC Treasury office to update your email address and your mailing address via: **levy@finance.ubc.ca** before **August 31, 2026**
- If ownership has changed, please forward this notice to the new owner(s) immediately.

QUESTIONS

REGARDING UBC SERVICES LEVY

- Phone: **604-822-3596** (voice message only)
- Email: **levy@finance.ubc.ca**

REGARDING PROVINCIAL RURAL TAXES

- Website: **gov.bc.ca/ruralpropertytax**
- Phone: **1-888-355-2700**

REGARDING PROPERTY ASSESSMENT

- Website: **bcassessment.ca**
- Phone: **1-866-825-8322**

UNA UNIVERSITY NEIGHBOURHOODS ASSOCIATION

SERVICES LEVY and TAXES

Quick Guide

Owners of residential properties in the UBC neighbourhoods pay a Services Levy to UBC and a Rural Property Tax to the Province. They are based on the assessed value of the owner's property and the mill rates for the Services Levy and taxes.

The assessed values of properties are determined by the BC Assessment Authority as of July 1 each year and are used as the basis for taxes and Services Levy in the following year. Owners receive their Property Assessment Notice early in January.

Rural Property Taxes are payable at the beginning of July. The payment date for the Services Levy fluctuates between late July and early August.

SERVICES LEVY

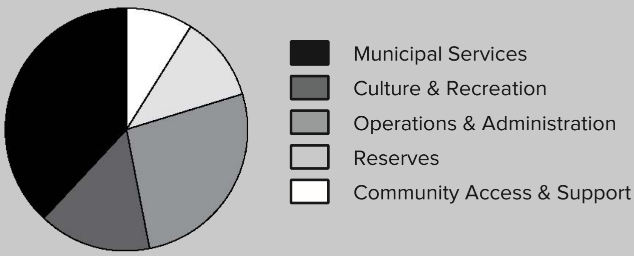
The Services Levy is payable pursuant to a term of each owner's lease agreement with UBC. The leases provide that the mill rate for the Services Levy is set so that the sum of the taxes and Services Levy payable by an owner is equal to the total amount of taxes that would be payable by a property owner in Vancouver whose property has the same assessed value.

RURAL PROPERTY TAX

One of the taxes payable by owners of property in the UBC neighbourhoods is the provincial rural property tax. This is a tax payable by owners of property that is not in a municipality. It helps pay for the maintenance of secondary highways and for policing.

WHAT DOES IT FUND?

The Services Levy is collected by UBC and deposited into the Neighbours' Fund. Along with its other revenues, the Neighbours' Fund pays for services in the community. These include water and sewage, fire services, parking, emergency management, road maintenance, lighting, landscaping, recreation and athletic services, community support and access, and more.



Learn more about the Services Levy by visiting the UNA's website at **myuna.ca/serviceslevy**.

OTHER TAXES

Apart from the Services Levy and property taxes, other taxes payable by property owners in the UBC neighbourhoods include: school tax (collected by the province on behalf of the Vancouver School Board), police tax (the Province uses this tax to partially cover the cost of policing in small municipalities and in areas that are not in a municipality), TransLink tax (collected by the Province on behalf of TransLink) and Metro Vancouver tax (collected by the province on behalf of the regional government, Metro Vancouver).