



2011 Annual Report

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Message from the Chair

I've lived in the UNA neighbourhoods now for the past seven years. My two young children have grown up in the UNA on the campus of UBC. It doesn't seem all that long ago that my family and I moved into the newly built Hawthorn Green Co-Development - the first of its kind at UBC. There was very little of the UNA developed when we moved in. Hampton Place had been built, but Hawthorn Place was mostly empty lots and the promise of parks and neighbours. After living through years of construction with all the noise and dust associated with that, Hawthorn Place is now a lively and animated neighbourhood. Chancellor Place is almost fully built-out, with one or two college buildings left to be constructed. In East Campus a highrise is going up and a park will soon be developed. Wesbrook Place is only half built - it will be the largest of the UNA neighbourhoods when it is finally finished. In 2002, the year the UNA started, the population of non-student residents at UBC was less than 3,000. The UNA has grown and now boasts a population of almost 8,000 - almost tripling our growth in 9 years.



Our community has experienced some growing pains from the time it started as the tight knit Hampton Place community. From these experiences we've learned something about how a community functions, how people live in close proximity to each other, and how we share our common spaces with the many cultures that have come from around the world to live in this magical place. There is still a lot to learn; there is still a lot to be accomplished. But in the end, it will be the people who live and work here that will make the UNA what it is. I've learned that by involving myself in the community, I have been able to shape my community. Each UNA neighbourhood has its own character and charm because they have been shaped by the people who have come to live in them. I've learned to value the experiences of my neighbours who have played a role in shaping my community. In the words of an old cliché, the whole is greater than the sum of its parts. And so it will be for the UNA as well.

My time as a volunteer on the UNA board has been very rewarding. From my first election to the UNA Board of Directors in 2005 to the present, I've had the opportunity to learn, to grow, to influence the future of our neighbourhoods and, hopefully, to have contributed positively to the organization. I want to thank my colleagues on the board with whom I've served - it has been a pleasure. I'd also like to thank the UNA staff for their hard work and loyalty to the UNA. Although I'm stepping down from my official role on the board, I'll continue working in the background to make my neighbourhood a special place.

“ *Each UNA neighbourhood has its own character and charm because they have been shaped by the people who have come to live in them* ”

Sharon Wu
President and Chair

Board of Directors



Top left to right: Sharon Wu, Ben Cappellacci, Nancy Knight
Bottom left to right: Aprodicio Laquian, Ian Burgess, Erica Frank, Mankee Mah

The UNA Board of Directors is comprised of 4 residential directors elected by UNA members, 2 nominees from UBC and 1 nominee from the Alma Mater Society (AMS). Elected directors hold office for 2 years and can be re-elected to the board for two consecutive terms of office. The directors nominate a Chair/President, Vice Chair and Treasurer/Secretary at the first meeting of the new board. The election for directors takes place at the Annual General Meeting held in September of each year.

Sharon Wu

President and Chair
Elected Resident Director
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Aprodicio Laquian

Vice Chair
Elected Resident Director
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Ian Burgess

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Ben Cappellacci (2010 - 2011)

Matt Parson (2011 - 2012)

AMS Appointed Director
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Organization and Structure

Governance Structure

The UNA approximates a municipal council for the local areas in the university town community at UBC. The UNA is incorporated under the BC Society Act.

UNA Constitution and Bylaws under the BC Society Act

The Constitution and Bylaws of the UNA provide guidelines for the operation of the association, including such matters as membership requirements, board meetings, annual general meetings, and elections.

Neighbours' Agreement 2008

The Neighbours' Agreement 2008 is an agreement that deals with the way in which the UNA manages service, financial and capital matters. This Agreement clarifies the UNA's relationship with UBC and provides a framework for the governance of the UNA community.

UNA Responsibilities

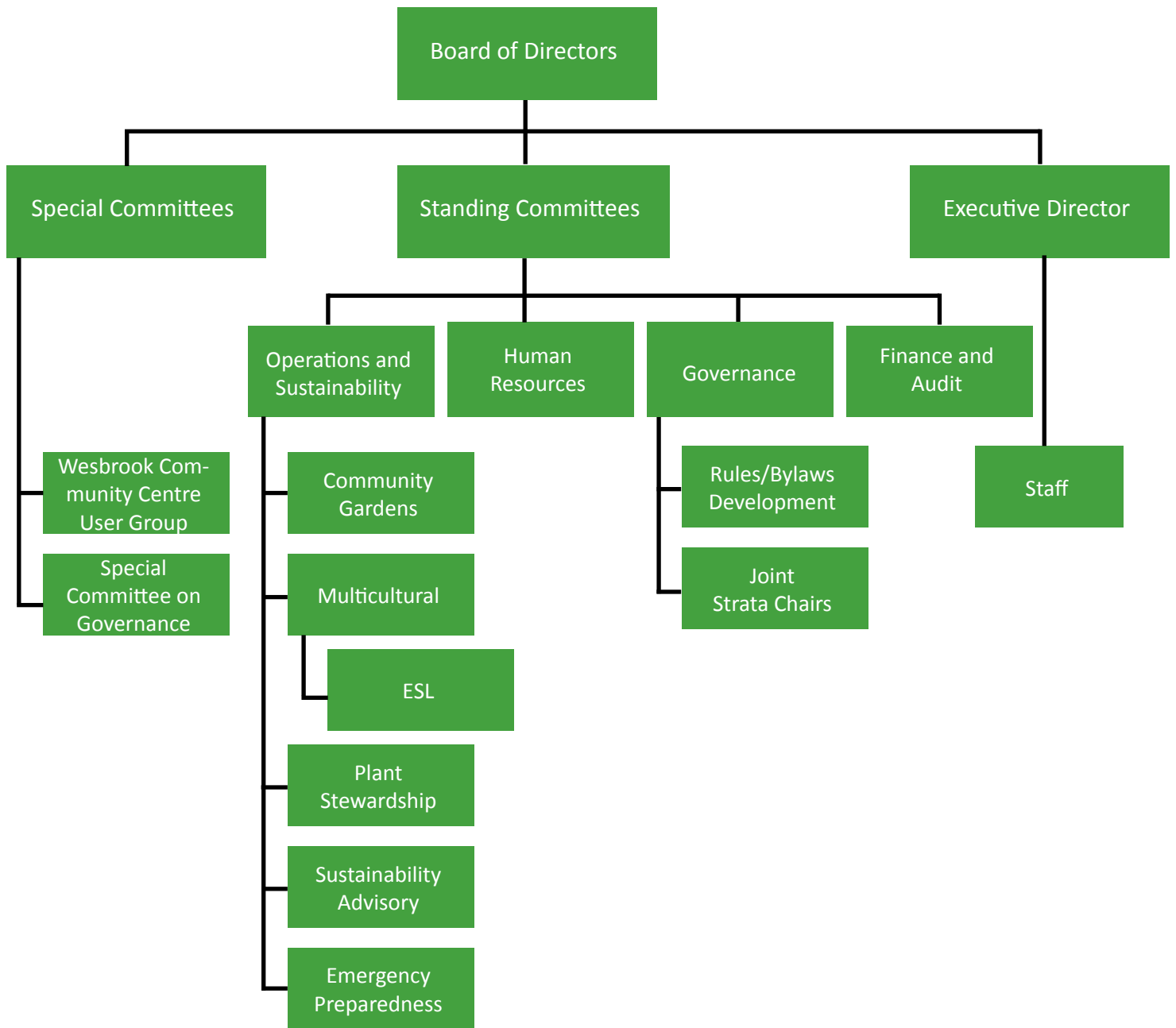
The UNA will be responsible for local regulation of such things as parking, noise, and animal control; for managing community and recreational programs and facilities; and for planning future community amenities. The UNA is also responsible for promoting sustainability, maintaining community green spaces, holding elections, liaising with UBC over access to UBC facilities, and liaising with members of other organizations such as the Vancouver School Board on issues that affect UNA residents.

UNA Representatives

UNA Directors and staff representatives sit on multiple external committees to disseminate information and advise on important operations and issues around the UBC campus.

Committee	Description of Committee Function	Representative
Agency Liaison Committee	Share information with other stakeholders: UBC, UEL, Emergency Services, etc.	staff
Aquatic Centre Management Committee	Advise on operations of UBC pools	staff
Campus as a Living Lab Steering Committee	Coordinate Campus as a Living Lab initiatives	staff
Childcare Expansion Planning Steering Committee	Advise UBC on childcare expansion	staff
Community Consultative Committee @ RCMP	Advise on policing, safety and security issues	Resident Director
Emergency Operations Centre	Operate the emergency operations centre when activated	staff
Emergency Planning Steering Committee	Advise UBC on emergency planning	staff
Transportation Committee	Create an open dialogue about the locations of end-of-trip bus infrastructure and multi-mode transportation	Resident Director
Transportation Planning Advisory Committee	Disseminate information related to transportation and traffic	staff
UBC Farm Steering Committee	Build connections between UBC Farm, campus and other stakeholders	Resident Director
UBC USI Advisory Council	Advise on sustainability initiatives	Resident Director
University Athletics Council	Advise on operations of UBC athletic facilities	staff
UTown@UBC Committee	Disseminate information related to university town	staff
Waste Free UBC Committee	Support development of waste reduction programs	staff

Organizational Chart



Message from the Executive Director

In 2012, the UNA will mark its 10th anniversary. When the UNA was established, there were less than 3,000 residents living in the neighbourhoods. Only one neighbourhood was complete, most were under construction and some were only concepts on paper yet to be designed. The UNA has come a long way since 2002 when the UNA Board of Directors had one appointed resident director and a half-time staff person. In 2011 there are 4 elected resident directors on the 7-member UNA board and 9 full-time staff. The UNA board is responsible for providing and managing municipal-like services to UNA residents, and administering both an operations and capital budget. UNA staff is here to assist the board in the day to day operations of a community of over 8,000 residents – a population that is the 7th highest amongst the other 110 communities in British Columbia of less than 10,000 people. Needless to say, the UNA relies on a lot of partnerships to make this community thrive. In this Annual Report you will see many references to our partners. There are many departments of UBC that are amongst our biggest partners. The staff of Campus & Community Planning, Utilities, Finance, Treasury, and Athletics and Recreation work with the UNA on many important projects. UBC Properties Trust, another faithful partner, acts for the UNA in a capacity that might be compared to that of a property manager. The UNA collaborates with the RCMP, Botanical Garden, the Museum of Anthropology, Beaty Biodiversity Museum, and other cultural attractions on campus to bring you programs and amenities that enrich your quality of life. Some of the UNA's off campus partners include the Vancouver Public Library and the Vancouver School Board with the soon to open new secondary school.



The UNA can never forget the contributions of our volunteers. Later in this publication, you will read a long list of volunteers that have made our community a very special place. If we were to list everything that they have done, this annual report would be a much, much bigger publication! Neither should we overlook the contributions of the UNA full and part-time staff who are often called upon to do a multitude of things that go beyond their typical responsibilities. UNA staff come from many cultures; they speak many languages, and are often residents and also UBC students. They provide services to you with a smile and a willingness to please. On behalf of the UNA Board of Directors, I want to thank all of our partners for their commitment to the UNA. We could not have done it without you all. Your efforts and loyalty to our community is very much appreciated.

“UNA staff is here to assist the board in the day to day operations of a community of over 8,000 residents – a population that is the 7th highest amongst the other 110 communities in British Columbia of less than 10,000 people.”

Jan Fialkowski
Executive Director

UNA Staff



Left to right: Rocio Escalona, Jessica McLachlan, Glendon Scott, Rebecca Ind, Stephanie Nesbitt
Jan Fialkowski, Katherine Xu, Cathie Celevland, Ralph Wells.

UNA Staff

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UNA's Working DNA

The UNA board established a working DNA in 2008 as follows:

We are your neighbourhood government and model community builders; we will engage you and work together with you to create an inspirational University Town that reflects your desires and is the gold standard of its kind comparable with the best in the world, by being collaborative, dependable, progressive, neighbourly, and by relying on our attributes of having authority and influence, being community-based and representative of the community, and far-sightedness and forward thinking.

Over years, the UNA has established itself to be a vibrant, diverse and sustainable community on the UBC campus.



Vibrant
Diverse
Sustainable



Creating a Vibrant Community

Community Centre

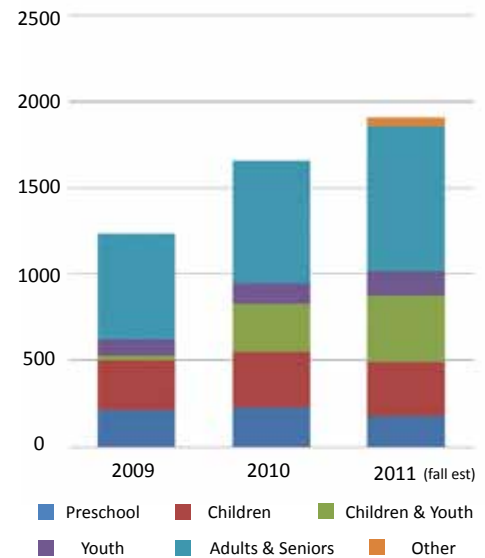
The Old Barn Community Centre is at the heart of our growing community. Every year, arts and recreational programming is expanded to meet the different interests of UNA residents. This year, program participation rate has increased by 40%. The new Old Barn Club House programs provided opportunities for residents to meet neighbours with similar interests. Programs such as the Book Club, Sudoku Club, Chess Club, gardening, and table tennis brought together neighbours of different ages and languages who may have never met each other if not for their common interests. Seniors' programming expanded and Osteofit

was introduced.

To increase efficiency, the Old Barn integrated a new POS system. It made payment more convenient for Old Barn users and increased efficiency and accuracy for staff.

A new 30,000 sq ft community centre in Wesbrook Place is scheduled to open in the autumn of 2013. A user group comprised of UNA residents and staff worked with members of UBC, UBC Properties Trust and Cornerstone Architects to develop the program for the new facility. Phase 2 of the project starts this September with the selection of an architectural firm to design the building.

Community Centre Registration



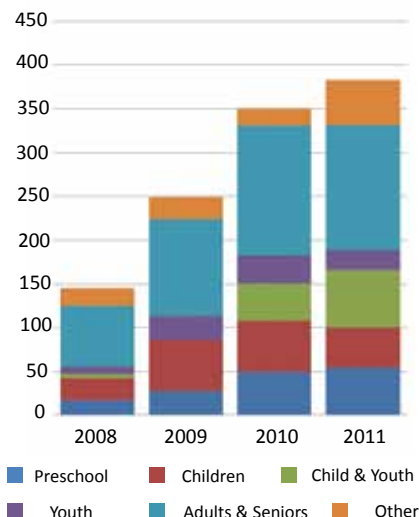
Community Celebrations

The UNA is a community that loves to celebrate. We celebrate almost every holiday and special occasion, starting with Lunar New Year celebrations and ending the year with our annual Christmas Caroling night. Summer activities have expanded. Sing into Summer and Evening in the Park brought local musicians to each UNA neighbourhood. Residents were given a great opportunity to explore the beautiful neighbourhood parks and meet their neighbours. The UNA's signature event is the Barn Raising. The first

Barn Raising was held to celebrate the opening of The Old Barn Community Centre in Hawthorn Place. It was such a success that it has been held annually ever since. The Barn Raising features music and games, food, and our ever-present mascot, our Holstein Cow. In 2010 over 2000 people attended; there were special presentations by the Paws Squad dog agility show and a BMX Stunt Show. The Barn Raising continues to bring families together from all over campus to enjoy this special community celebration.

Arts and Recreation

Community Centre Programs Offered



The UNA neighbourhoods make up a unique community at UBC. The UNA provides recreational services that address a wide variety of educational, social and recreational needs.

UNA residents have access to The Old Barn Community Centre and neighbourhood parks and playgrounds. The UNA operates 7 playgrounds for the enjoyment of families and children. This year, the UNA undertook an evaluation of all 7 playgrounds to ensure that our maintenance practices keep our children safe and meet the standards supported by the Canadian Standards Association. UNA Residents enjoy preferred access to

UBC recreational facilities. The Aquatic Centre, the Doug Mitchell Thunderbird Winter Sports Centre, the Osborne Centre, Thunderbird Fields and the newly renovated Tennis Centre are first rate facilities that would be the envy of any community. As part of UTown@UBC, UNA residents also enjoy world class UBC Arts and Cultural facilities. The Botanical Garden, Nitobe Garden, UBC Libraries, the Museum of Anthropology (MOA), and the Beaty Biodiversity Museum are located within walking distance of UNA neighbourhoods. Our recent three-year agreement with the MOA gives UNA residents unlimited free access.

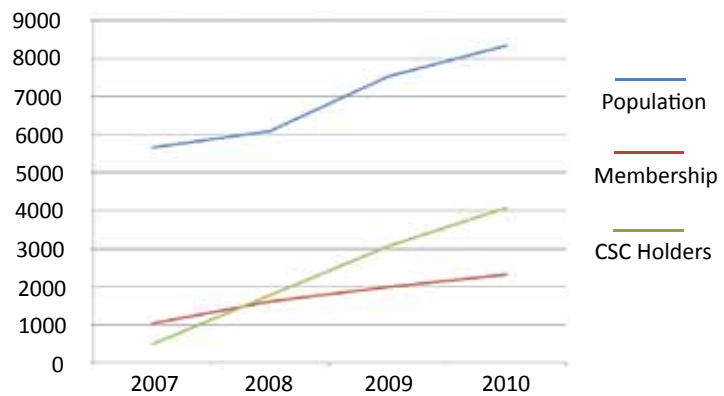
Engagement and Outreach

The UNA continues to enhance the timely distribution of engaging and interactive information to residents. The community is kept up to date via a weekly email newsletter, a monthly newspaper, community meetings, and volunteer committees.

The weekly myuna announcements email newsletter goes to over 1,000 subscribers every Thursday, and has an open rate of over 35%, compared to the 12% industry standard. The Campus Resident monthly newspaper has expanded its distribution to 10,000 copies, including delivery to homes in the West Point Grey and Dunbar neighbourhoods. The UNA also engages residents through social media. Both the UNA and The Old Barn are on Facebook with over 200 fans.

Volunteering is an important part of our community. Residents are encouraged

UNA Population, Membership and Community Services Cardholders



to volunteer for programs and events, and to sit on a variety of community committees. The UNA holds quarterly joint strata chairs meetings in each neighbourhood to address issues and concerns that are particular to specific neighbourhoods.

In 2011, the UNA will create a short term position of community engagement and outreach coordinator to recommend volunteer needs required in the neighbourhoods and how the UNA might meet those needs.

Goals and Accomplishments



2010/2011 GOALS	ACCOMPLISHMENTS
Increase efficiency & accuracy of registration	Implemented new POS system
Increase program participation	Increased by 40%
Finalize agreement with MOA	Entered a 3 year access agreement
Launch social media	Introduced Facebook to the UNA and the Old Barn
Improve playgrounds safety	Completed comprehensive inspection

2011/2012 GOALS	ACCOMPLISHMENTS
Develop a UNA emergency and disaster recovery plan	
Establish more independent programming at the Old Barn Community Centre	
Develop additional youth programs and opportunities	
Increase collaboration with community partners	
Develop a formalized long term playground maintenance program	
Implement three bylaws: parking, noise and animal control; identify future required bylaws	
Identify gaps in volunteer and community engagement opportunities	





Vibrant
Diverse
Sustainable

Building a Diverse Community

Multiculturalism

The UNA is a multicultural community. Residents from all over the world gather together to study, work and live on the UBC campus. The UNA's multicultural committee expanded this year and has started the Social Studies Workshops to teach residents about Canadian history and culture. Programs include social fitness, youth sports and dance that give UNA residents of all cultures an opportunity to participate without necessarily having to speak each other's language.

The 4th Annual Lunar New Year Celebration is another huge annual success with a large increase of community volunteers participating. It attracted over 200 participants of all cultures. For the first time, the tradition and customs of the Korean New Year were introduced. After all, the lunar new year is celebrated among many cultures in Asia.

Newcomers Welcome

The UNA is an expanding community. The population of the UNA will double if not triple in size by the time our community is built-out. The UNA recognizes that newcomers may be challenged while learning and adapting to Canadian culture and the UNA community. On the UNA website, the newcomers section provides information for new immigrants on health care, employment, housing, Canadian laws, and available ESL resources. Most information is available in multiple languages.

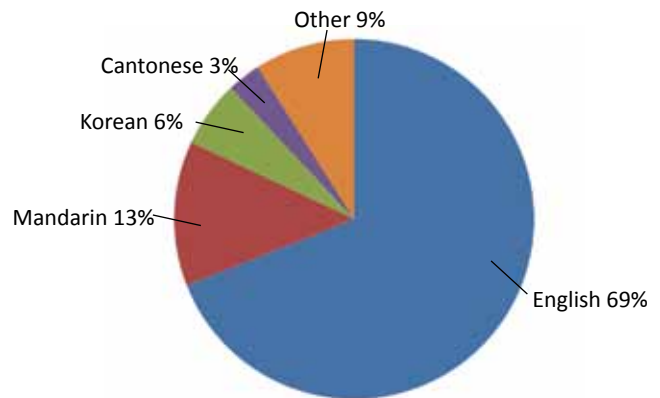
The UNA publishes a Newcomers Guide – "Welcome to Your Neighbourhood" in English, Simplified Chinese, Traditional Chinese and Korean. It provides useful information to help new residents quickly settle in the new community.

Multilanguage Services

The UNA has a multilanguage staff who can offer services in English, French, Mandarin, Cantonese, Korean, Spanish and Farsi. By far, the two largest foreign languages spoken in our community are Chinese and Korean. The UNA publishes many of our print materials in all three languages - English, Chinese and Korean. And for the first time, The Old Barn Community Centre program guide not only has multilanguage registration instructions, but also includes a program index in all three languages.

While the UNA offers multilanguage services, the UNA recognizes that ESL residents need to learn and practice their English skills. The UNA offers English as a Second

UNA Household Primary Language Spoken



Angus McAllister Opinion Research, 2008

This guide is free at the UNA office and at The Old Barn Community Centre, and is also available online.

Twice a year, the UNA hosts a Newcomers Orientation in both Mandarin and Korean. The orientation is based on the Newcomers' Guide and is delivered by UNA staff to give a more personal welcome to the newcomers, and to answer specific questions that new residents have.

As part of the newcomers' programming series is a monthly Newcomers' Lecture, which gives in-depth information on specific topics that are of interest to newcomers. This year the Newcomers Lectures included topics titled the Canadian Legal System, Sponsorship & Immigration and Suggestions for Senior Newcomers.

Language (ESL) programs to help ESL residents adapt to the English-speaking environment. The Old Barn Community Centre offers a variety of ESL classes from free volunteer-led conversation clubs to reasonably priced instructor-led ESL classes. This year, we have again expanded our conversation clubs to 4 sessions per semester offering beginner to intermediate level opportunities.

In 2011, the UNA's newly formed ESL Committee committed to two objectives: to engage isolated residents who are not aware or not involved in the community, and to identify and recommend community programming that meets the needs of ESL residents.

Building a Diverse Community

Community Support

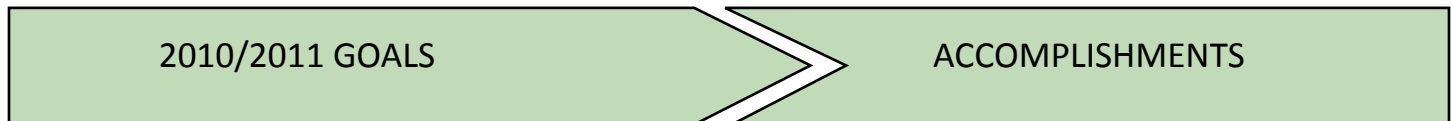
The UNA supports community initiatives, local groups, and volunteer led projects that have direct value to our community. The following are some of the projects that the UNA sponsored this year:

- BC Cup Hockey Tournament
- Beaty Biodiversity Museum (Youth Researcher Club)
- Bike Co-op
- Hockey for the Homeless
- Thunderbird Minor Hockey
- UBC Farm (ILL Project)

- UBC's Got Talent
- UBC Grand Prix
- UBC LipDub
- UTown@UBC (School Bus Program)
- Wildcat Baseball League
- Youth Leadership Group

The UNA is proud to play a supporting role in the community. It is always rewarding to see projects develop and succeed.

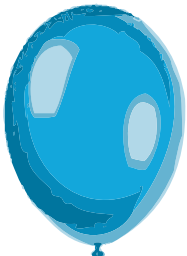
Goals and Accomplishments



Expand / Produce multilanguage publications	Published part of the Program Guide in 3 languages
Address ESL issues and initiatives	Formed ESL Committee to identify needs and gaps
Expand ESL programming	Expanded free Conversation Clubs
Address newcomers' interests	Started Newcomers' Lecture Series
Expand Lunar New Year Celebration	Introduced Korean traditions and customs
Improve cultural understanding	Offered Mandarin classes

2011/2012 GOALS	Link to community groups and resources on website
	Improve website communication and navigation
	Develop and grow ESL programs and multicultural initiatives
	Increase volunteer opportunities and community involvement with a focus on adult volunteers





Vibrant Diverse Sustainable

Growing a Sustainable Community

Sustainability Partnership

The UNA was developed around the three pillars of sustainability – economic, social and environmental. The UNA Board of Directors made a strong commitment to sustainability in 2010 by developing a strategy that will guide the board for the foreseeable future. As part of this strategy, the UNA and UBC developed a Memorandum of Understanding to partner on matters of sustainability that are of common interest to both residents and to the university.

The UNA partnered with UBC and BC Hydro to hire a Community Energy Manager to work on a joint Community Energy and Emissions Plan. This is part of the BC Hydro Power Smart Sustainable Communities Program that will identify and recommend sustainable energy systems for new buildings in the community and recommend retro-fits

for existing buildings.

The UNA participated in UBC's 2010 Zero Waste Audit. A number of UNA buildings were audited and showed that UNA residents are above average in waste diversion. The audit has resulted in the UBC-led Water and Waste Action Plan and the UNA is actively involved.

The UNA was part of the Metro Vancouver Regional Panel for Accelerating Waste Diversion in Multi-Family Homes. UNA residents should be proud of their accomplishment - we diverted nearly 63,000 kgs of kitchen waste from the landfill in 2010 and turned it into compost that is used throughout the campus and in UNA community gardens. There are 20 UNA residential buildings participating in the composting program with more signing on all the time.

Green Neighbourhood

The UNA is committed to the principles of sustainability and values the density and compact nature of the neighbourhoods. UNA residents live in multi-family housing with access to wonderful shared parks that act as our backyards. The UNA currently manages 6 beautiful neighbourhood parks - Jim Taylor Park, Hawthorn Park, Eagles Park, Iona Green, Michael Smith Park, and Khorana Park. There are also 2 more planned parks in Wesbrook Place and a brand new park planned for East Campus. Our parks provide places for UNA residents to gather and relax, or to watch our children enjoy their play equipment.

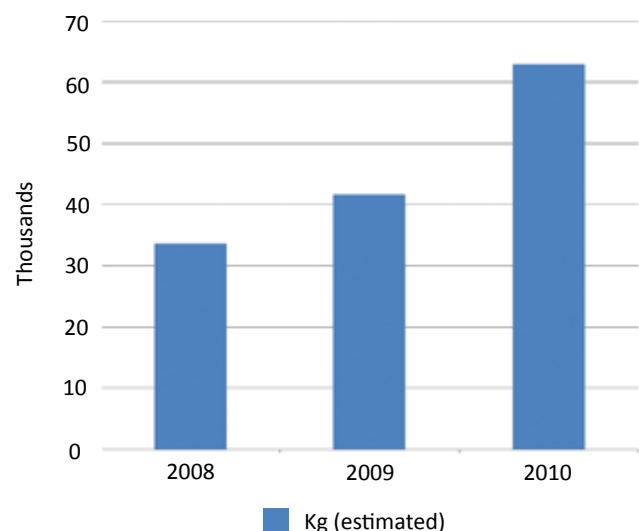
The UNA recognizes its role in the stewardship of the green spaces it manages. The UNA led a pilot project this year to better understand the UNA's green spaces and to promote sustainable landscaping. With the assistance of the UBC student group, UBC Botanical Garden, UBC Properties Trust, our landscapers and a devoted group of residents whose homes surround Hawthorn Park, a series of workshops and open houses were held. Using this process, the UNA will develop a long term plan for the maintenance and renewal of landscaping in the neighbourhoods.

Through the very successful collaborative effort between the UNA, UBC and FP Innovations, the UNA Community Gardens, led by enthusiastic volunteers, expanded this year to a second location adjacent to Hawthorn Place. The beautiful community gardens connect our residents to the land, to the community, and to each other, and bring us a small step closer to local food security. There are now 100

garden plots with more planned for Nobel Park when it opens in 2012.

Another green neighbourhood initiative – the children's garden also expanded this season. It too is led by committed volunteers both adult and children alike. Every Saturday in the summer, the UNA children gardeners hold their farmers market and sell the vegetables, fruit and flowers that they grow. The children generated enough sales last year to purchase a picnic table now located in the children's garden where it can be enjoyed by all.

Organics Diverted by the UNA-UBC Compost Program

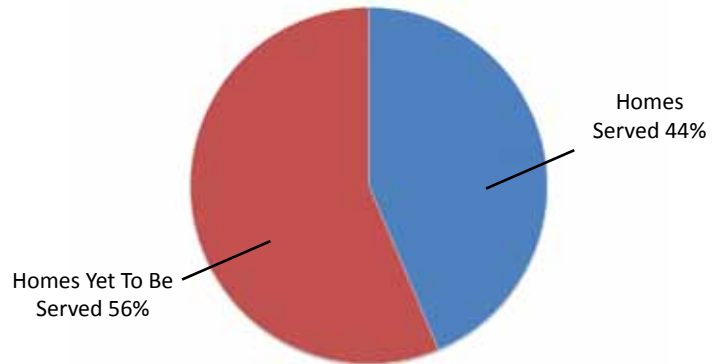


Building a Sustainable Community

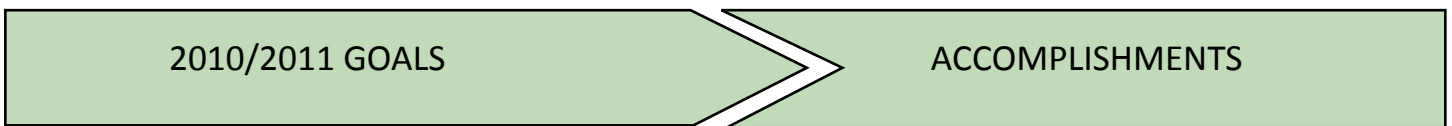
Sustainability Programming

This year, the UNA continued its community sustainability programming and hosted a well attended e-waste recycling day as part of Earth Day, a successful community garage sale, and several bike clinics for UNA residents. As part of the 4th Annual Barn Raising, committed volunteers designed and implemented a waste diversion program that is part of all our social events – just goes to show sustainability can be part of a party too!

Homes Served by the UNA-UBC Compost Program



Goals and Accomplishments



2010/2011 GOALS	ACCOMPLISHMENTS
Sign and implement MOU	Signed MOU with UBC
Provide direction for UNA sustainability programs and projects	Developed a sustainability strategy
Increase participation in multi-family composting	Diverted nearly 63,000 kg, a 44% increase over 2009
Undertake waste audit	Determined a region leading 45% diversion rate

2011/2012 GOALS	ACCOMPLISHMENTS
Engage the community and develop an Energy and Emissions Plan	
Engage the community and develop Waste and Water Action Plans	
Develop more public outreach programs and events, including Power Smart Program	
Continue outreach to existing buildings to encourage participation in UNA compost program; develop program to institute service in newly constructed buildings	



Community Volunteer Recognition

The success of our community is only made possible by the enormous assistance of community volunteers. They have made a wonderful contribution to our community, and we greatly appreciate their commitment to the UNA. As well, we apologize for any names we may have missed, and graciously thank everyone for their efforts.

Misaki Abe
Ninan Abraham
Jennifer Ahn
Art Alexander



Carla Alexander
Richard Alexander
Amy Alexandrian
Diane Alfred
David Anderson
Helen Anderson
Frans Anema
Teri Arcard
John Aveline
Hinda Avery
Sean Bai
Paul Becker
Jack Bogdonov
Margaret Borosny Durity
Clyde Brown
Margot Brown
Aura Cao
Juliet Cao
Ssimon Cao
Pat Carney
Bill Cave
Soomin Cha
Doris Chan
Maggie Chan
May Chan
Edward Chang
Lilian Chau
Amanda Chen
Anson Chen
Ching Chen
Derek Chen

Iris Chen
Junyi Chen
Lily Chen
Linda Chen
Paris Chen
Sherry Chen
Vicky Chen
Susan Cheng
Daniel Chern
Joel Chern
Don Cho
Sunny Cho
Patrick Choi
Caroline Chu
Teresa Chu
Joy Chung
Sherry Cimo
Brian Collins
Jackie Cote-McArdle
Joan Coyne
Barbara Dancygier
Frank Danielson
Angelica de la Serna
John Dickinson
Jack Dobson
Wendy Donald Clark
Ada Dong
Maggie Dong
May Dong
Sophie Dong
Joe Doucet
Pat Doucet
Peter Dutton
Sue Egan
Eliot Escalona
Rocio Escalona
Robin Fan
Janet Fang
Kate Feeley
Liam Feeley
Mike Feeley
Susanne Ferrie
Chris Finch

Nicole Fitzsimon
Colin Foster
Erica Frank
Heather Friesen
Maiah Fujino
George Fuller
Robert Gardiner
Joe Gardner
Bill Gibson
Gary Gibson



Craig Gilbert
Tongshi Gong
Judy Gorchinsky
Jeremy Gordon
Kathy Griffiths
Edia Guo
Sherry Guo
Jinie Ha
Judith Hall
Casey Haney
Colleen Haney
Hazita Harun
Yi He
Rachel Heo
Bahar Heravi-Moussavi
Rick Hiebert
Esther Ho
Brantford Hoe
Kris Holm
Angela Hou
Kaylie Hu
Angelo Huang
Kaylie Hue
Hideto Ishii
Yuki Ishii

Cindya Ji
Alice Jin
Cara Jin
Charli Jin
Jennifer Jin
Lisa Johnson
Julie Jung
Aarti Kamat
Abbas Kavian
Helen Kee
Alice Kim
Chanwoo Kim
Daniel Kim
Eric Kim
Jisun Kim
Jody Kim
Junghoo Kim
Min-Ha Kim
Minji Kim
Nami Kim
Stacy Kim
Yeeun Kim
Linda Kingsbury
Yumiko Kobayashi
Nooshin Kohan
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Winnie Kong
Cherrie Kwok
Heather La Croix
Kaavya Lakshmanan
Antonia Lampe
Lara Lampe
Paul Lao
Prod Laquian
Oscar Lau
Theodore Lau
Denise Lauritano
Celeste Leander
Bruce Leddingham
Joyce Lee
Sophia Lee
Tina Lee
Charmaine Li

Edward Li
 Leo Li
 Lori Li
 Sharon Li
 Maggie Liang
 Lily Liew
 Hynnwoo Lim
 Ada Lin
 Eileen Lin
 Lucy Lin
 Nancy Lin
 Cathy Ling
 Angelina Liu
 Caine Liu
 Florence Liu
 Min Liu
 Glen Lockhart
 Olga Lockwood
 Fang Long
 Sarah Lord
 Jaden Lu
 Jenny Lu
 Wanning Luo
 Gillian Lurie
 Jim MacIntyre
 Mankee Mah
 Nancy Mahoney
 Chris Mahony
 Brian Maunder
 Mark Mawhinney
 Meghan McArthur
 Paul McFarlane
 Lyle McMahan
 Cory McQuhae
 Charles Menzies
 Mike Moon
 Brent Moore
 Linda Moore



Patrick Moore
 Don Morel
 John Morgan
 Paul Moritz
 Charlene Morton

Patrick Muncaster
 Margaret Murphy
 Sheldon Nathanson
 Robert Newton
 Raymond Ng
 Ethan Ogradniczuk
 Mikayla Ogradniczuk
 Lana Okerlund
 Cason Pan
 Alice Park
 Rina Park
 Sujin Park
 Patty Parker
 Joan Peacock
 Wilfred Peck
 Tanis Peterson
 Pat Powell
 Sandra Price-Hosie
 Arlene Proksa
 Moony Qi
 Linda Quamme
 Crystal Quan



Harini Rajagopal
 Linda Redmond
 Kathy Regelous
 Dorothy Riddle
 George Riley
 Catalin Ristea
 Sanja Rogic
 Jeemin Roh
 Sandra Rojic
 Michelle Row
 Monika Rudwaleit
 Gary Rupert
 Sam Saini
 Dante Salibian
 Lucas Salibian
 Jeff Sampson
 Natalia Scherbina
 Bruce Schmidt
 Julie Sedger
 Armita Shadgan
 Sharon Shan

Al Sherwin
 Patty Shi
 Bill Shin
 Linda Simons
 Sonja Simonsen
 Jesse Sims
 Lior Sitkovsky
 Neila Skinner
 Hong Ye Song
 Brenda Stewart
 Claire Stordy
 Stan Stordy
 Keith Sullivan
 Chin Sun
 Sarah Sun
 Melanie Tam
 Gek Mei Tan
 Tracy Tan
 Freddy Tang



Jim Taylor
 Judy Taylor
 Emily Thong
 Connor Todd
 Zoe Todd
 John Tompkins
 Svetlana Tompkins
 Kay Trenker
 Vincent Tu
 Kate Tung
 Janice Turner
 Di Uri
 Lea Van Dyck
 Gerald Vanderwoude
 Chen Wang
 Christina Wang
 Chun Li Wang
 Dee Wang
 George Wang
 Lillian Wang
 Michelle Wang
 Shen Wang
 Will Wang
 Tami Wee

Steve Weisman
 Ralph Wells
 Duthie Welsford
 Angela Wheelock
 Tony Wild
 Niki Wong
 Margaret Wright
 Andrzej Wroblewski
 Helen Wu
 Jason Wu
 Lynn Wu
 Sharon Wu
 Oscar Xia
 Liaming Xiang
 Albert Xing
 Alfred Xing
 May Xing
 Jenny Xu
 Mary Xu
 Michael Xu
 Peter Xu
 Yao Xu
 Dave Yadav
 Jelina Yang
 Sean Yi
 Ye Jin Yi
 Jiani Yin
 Christopher Yonemitsu
 Charles Yu
 Simon Yu
 Tim Yu
 Khaled Zaidalkilani
 Einav Zait
 Hisham Zerriffi
 Yuan Zhai
 Christie Zhang
 Frank Zhang
 Harvey Zhang
 Jade Zhang
 Jing Ping Zhang
 John Zhang
 Julia Zhang
 Doreen Zhao
 Steven Zhao
 Cindy Zhu
 Erica Zhu
 Ming Zhu
 Sunny Zhu
 Zach Zong

Thank You to Sharon Wu

UNA Director 2005-2011

UNA President and Chair 2010-2011



Sharon Wu

Working with Sharon was one of the highlights of my time on the UNA board.

I recall meeting with her when she was considering running for the first time. She said she was looking for a way to do something to help her neighbours, but was uncertain about taking on such a public role. Thankfully, she leaned into her discomfort and decided to run. Her contributions to our community have been huge. She spear-headed a review of our internal governance structures and developed the committee-based structure we follow today. She was instrumental in helping us face our growing pains as we increased staff and took on more independence from UBC. She developed our multicultural committee and helped them organize our now-annual Lunar New Year Celebration.

The list is long. But for me, what really stands out is that in every meeting, on every issue, Sharon had a singular passion: to do what was best for all of us. And that passion had a power to bring about consensus on contentious issues and to ground discussions

on the simple premise that the UNA exists to help the residents - I've heard her say it so many times. Perhaps Sharon didn't really want to be in the public limelight, but she did want to do something for her community.

She brought a simple goal, great skill and unending patience to a difficult job and had a huge impact. I am extremely grateful for Sharon's service. I love to tell people that I live in a special place with a truly amazing community. Well, a big part of what I mean is simply that I have neighbours like Sharon who care deeply about our community, have the wisdom to find ways to make things better, and are willing to give so much of themselves.

Thanks Sharon; from all 8,000 of us.

Mike Feeley

Mike Feeley

UNA Director 2004-2010

UNA President and Chair 2008-2010



Sharon Wu with retired Staff Sergeant Kevin Kenna

“ Sharon has a passion that has a power to bring about consensus on contentious issues, and to ground discussions on the simple premise that the UNA exists to help the residents. ”

UNIVERSITY NEIGHBOURHOODS ASSOCIATION

Financial Statements

Year Ended March 31, 2011

UNIVERSITY NEIGHBOURHOODS ASSOCIATION
Index to Financial Statements
Year Ended March 31, 2011

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INDEPENDENT AUDITORS' REPORT

To the Members of University Neighbourhoods Association:

We have audited the accompanying financial statements of University Neighbourhoods Association, which comprise the statement of financial position as at March 31, 2011, and the statements of revenues and expenditures, changes in net assets and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian generally accepted accounting principles, 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.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of University Neighbourhoods Association as at March 31, 2011, and the results of its operations and its cash flows for the year then ended in accordance with Canadian generally accepted accounting principles.

Vancouver, B.C.
September 7, 2011

Johnsen Archer LLP

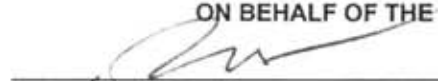
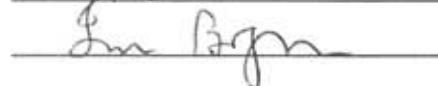
CHARTERED ACCOUNTANTS

UNIVERSITY NEIGHBOURHOODS ASSOCIATION
Statement of Financial Position
March 31, 2011

	2011	2010
ASSETS		
Current assets		
Cash	\$ 486,061	\$ 398,168
Accounts receivable	201,284	633,872
Prepaid expenses	56,538	53,047
	<u>743,883</u>	<u>1,085,087</u>
Capital assets (Note 4)	686,080	439,655
	<u>\$ 1,429,963</u>	<u>\$ 1,524,742</u>
LIABILITIES		
Current liabilities		
Accounts payable and accrued liabilities	\$ 433,291	\$ 294,989
Due to Neighbours Fund Reserves (Note 5)	60,000	395,000
Deferred operating contributions (Note 6)	79,000	-
	<u>572,291</u>	<u>689,989</u>
Deferred capital contribution (Note 7)	335,830	382,740
	<u>908,121</u>	<u>1,072,729</u>
NET ASSETS		
Invested in capital assets	369,501	44,018
Restricted for capital purchases	42,700	250,000
Unrestricted	109,641	157,995
	<u>521,842</u>	<u>452,013</u>
	<u>\$ 1,429,963</u>	<u>\$ 1,524,742</u>

Commitments (Note 9)

ON BEHALF OF THE BOARD


 _____ Director

 _____ Director

See notes to financial statements

UNIVERSITY NEIGHBOURHOODS ASSOCIATION
Statement of Revenues and Expenditures
Year Ended March 31, 2011

	2011	2010 <i>(note 8)</i>
Revenue		
Community centre	\$ 113,917	\$ 91,954
Other revenue	105,263	87,300
Province of B.C.	48,072	14,409
Service levies	2,547,717	2,367,591
	2,814,969	2,561,254
Expenses		
Communication	79,157	17,391
Community access	508,186	446,926
Community centre		
Direct operating costs	154,246	150,968
Programming	85,691	86,364
Salaries and benefits	237,177	207,175
Community support	63,428	52,048
General meetings and directors' liability	61,506	16,829
Office	234,595	78,670
Salaries and benefits	390,256	267,218
Sustainability	25,529	2,770
	1,839,771	1,326,359
Municipal services		
Landscaping	494,348	373,619
Parking and security	82,768	84,288
Road, gutter, sidewalk maintenance	14,319	6,575
Sewer and drainage	131,375	285,764
Streetlights	72,298	57,377
Property management	80,000	70,000
Other	14,187	5,139
	889,295	882,762
	85,903	352,133
Amortization of capital assets	62,984	52,972
Amortization of deferred capital contribution	(46,910)	(46,910)
	16,074	6,062
Excess of revenue over expenses for the year	\$ 69,829	\$ 346,071

UNIVERSITY NEIGHBOURHOODS ASSOCIATION
Statement of Changes in Net Assets
Year Ended March 31, 2011

	Invested in capital assets	Restricted for capital purchases	Unrestricted	2011	2010
				\$ -	
Net assets - beginning of year	44,018	250,000	157,995	452,013	508,942
Excess of revenues over expenses	16,074	-	53,755	69,829	346,071
Internally restricted	-	87,700	(87,700)	-	-
Investment in capital assets	309,409	(295,000)	(14,409)	-	-
Transfer to Neighbours' Fund	-	-	-	-	(403,000)
Net assets - end of year	\$ 369,501	\$ 42,700	\$ 109,641	\$ 521,842	\$ 452,013

UNIVERSITY NEIGHBOURHOODS ASSOCIATION
Statement of Cash Flows
Year Ended March 31, 2011

	2011	2010
Operating activities		
Excess of revenue over expenses	\$ 69,829	\$ 346,071
Items not affecting cash:		
Amortization of capital assets	62,984	52,972
Amortization of deferred capital contribution	(46,910)	(46,910)
	85,903	352,133
Changes in non-cash working capital:		
Accounts receivable	432,588	(30,604)
Prepaid expenses	(3,491)	(30,776)
Accounts payable and accrued liabilities	138,302	135,518
Due to Neighbours Fund Reserves	(335,000)	25,000
Deferred revenues	-	(1,234)
Deferred operating contributions	79,000	-
	311,399	97,904
Cash flow from operating activities	397,302	450,037
Investing activities		
Purchase of capital assets	(309,409)	(25,020)
Transfer to Neighbours' Fund	-	(403,000)
Cash flow used by investing activities	(309,409)	(428,020)
Increase in cash	87,893	22,017
Cash - beginning of year	398,168	376,151
Cash - end of year	\$ 486,061	\$ 398,168

UNIVERSITY NEIGHBOURHOODS ASSOCIATION
Notes to Financial Statements
Year Ended March 31, 2011

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 designated local areas and Hampton Place 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 the University of British Columbia ("U.B.C.").

The Association's operations are funded by services levies (property taxes) collected by U.B.C. pursuant to the Agreement. During the year, the Association received \$2,626,717 of service levies (2010 - \$2,367,591) in funding pursuant to this agreement. As a not-for-profit organization, the Association is not subject to income taxes.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

These financial statements have been prepared in accordance with Canadian generally accepted accounting principles for not-for-profit organizations and incorporate the following significant accounting policies:

Adoption of amended accounting standards

Effective April 1, 2010 the Society adopted amendments to the Canadian Institute of Chartered Accountants ("CICA") Handbook Sections 4400, "Financial Statement Presentation by Not-for-Profit Organizations," and 4470 "Disclosure of Allocated Expenses by Not-for-Profit Organizations".

The amendments remove the requirement to disclose net assets invested in capital assets, clarify capital asset recognition criteria and amortization, add a requirement to disclose the allocated fundraising and general support expenses and add a requirement to follow Handbook Section 1540, Cash Flow Statements.

The application of these amendments did not have a material impact on the Association's financial statements.

Use of estimates

The preparation of financial statements in conformity with Canadian generally accepted accounting principles 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. Such estimates are periodically reviewed and any adjustments necessary are reported in earnings in the period in which they become known. Actual results could differ from these estimates.

(continues)

UNIVERSITY NEIGHBOURHOODS ASSOCIATION
Notes to Financial Statements
Year Ended March 31, 2011

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

Capital assets

Capital assets are stated at cost less accumulated amortization. Capital assets are amortized over their estimated useful lives at the following rates and methods:

Computer hardware	3 years	straight-line method
Leasehold improvements	15 years	straight-line method
Office equipment and fixtures	10 years	straight-line method

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

Impairment of long-lived assets

Long-lived assets are reviewed for impairment when the occurrence of events or changes in circumstances indicate that the carrying value of assets may not be recoverable, as measured by comparison of their net book value to the estimated future cash flows generated by their use. Impaired assets are recorded at fair value, determined principally using discounted future cash flows expected from their use and eventual disposition.

Revenue recognition

The Association follows the deferral method of accounting for contributions.

Unrestricted contributions including services 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 recognized as revenue in the year in which the related expenses are incurred. Contributions restricted for the purchase of capital assets are deferred and amortized into revenue at the amortization rate of the related capital assets.

Investment income is recognized as revenue when earned.

Donated materials and services

The Association does not record the value of donated materials and services.

(continues)

UNIVERSITY NEIGHBOURHOODS ASSOCIATION
Notes to Financial Statements
Year Ended March 31, 2011

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

Financial instruments

The Association applies the CICA Handbook sections 3855, "Financial Instruments - Recognition and Measurement" and, as permitted for not-for-profit organizations, 3861, "Financial Instruments - Disclosure and Presentation". Under these sections, all financial instruments are classified into one of five categories: held for trading, held-to-maturity investments, loans and receivables, available for sale financial assets or other financial liabilities. All financial instruments are initially measured fair value. After initial recognition, held-for trading and available-for-sale financial assets are measured at the balance sheet date at fair value, and loans and receivables, held-to-maturity investments and other financial liabilities are measured at amortized cost.

1. Held for trading:

Cash is measured and reported at fair value with any subsequent changes in fair value being recognized as unrealized gains or losses in the statement of operations in the period in which the change in value takes place.

2. Available-for-sale:

Term deposits are measured and reported at fair value with any subsequent changes in fair value being recognized as unrealized gains or losses in the statement of operations in the period in which the change in value takes place.

3. Loans and receivables:

Accounts receivable are initially recorded at fair value and subsequently measured at amortized cost less any impairment losses recognized, and approximate their fair values due to the relatively short periods to maturity.

4. Other financial liabilities:

Accounts payable and accrued liabilities are measured at amortized cost and approximate their fair values due to the relatively short periods to maturity.

5. Transaction costs:

Transaction that are directly attributable to the issuance of financial assets or liabilities are accounted for as part of the carrying value at inception, and are recognized over the term of the assets or liabilities using the effective interest method.

Future accounting framework

The CICA is issuing a new accounting framework applicable to Canadian not-for-profit organizations. Effective for fiscal years beginning on January 1, 2013, not-for-profit organizations will be required to choose between International Financial Reporting Standards and Generally Accepted Accounting Principals for Not-For-Profit Organizations. Early adoption of these standards is permitted. The Association will assess the impact of the transition once the framework is issued.

UNIVERSITY NEIGHBOURHOODS ASSOCIATION
Notes to Financial Statements
Year Ended March 31, 2011

3. FINANCIAL INSTRUMENTS

The Association has exposure to the following risk from its use of 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 is established based upon factors surrounding the credit risk of specific accounts, historical trends and other information.

Fair Value

The Association's carrying value of cash, accounts receivable, and accounts payable and accrued liabilities approximates its fair value due to the immediate or short term maturity of these instruments.

Currency Risk

Currency risk is the risk to the Association's earnings that arise from fluctuations of foreign exchange rates and the degree of volatility of these rates. The Association is exposed to foreign currency exchange risk on cash, accounts receivable, and accounts payable held in U.S. dollars. The Association does not use derivative instruments to reduce its exposure to foreign currency risk.

Interest Rate

Interest rate risk is the risk that the value of a financial instrument might be adversely affected by a change in the interest rates. It is in management's opinion that the Association is not exposed to any interest rate risk.

4. CAPITAL ASSETS

	Cost	Accumulated amortization	2011 Net book value	2010 Net book value
Computer software	\$ 14,278	\$ 14,278	\$ -	\$ -
Leasehold improvements	496,448	75,631	420,817	202,568
Office equipment and fixtures	413,040	147,777	265,263	237,087
	\$ 923,766	\$ 237,686	\$ 686,080	\$ 439,655

5. DUE TO NEIGHBOURS FUND RESERVES

As per the agreement between the Association and the University of British Columbia, certain surpluses at the end of each fiscal year are returned to the University for deposit to the Rate Stabilization Reserve in the Neighbours' Fund.

UNIVERSITY NEIGHBOURHOODS ASSOCIATION

Notes to Financial Statements

Year Ended March 31, 2011

6. DEFERRED OPERATING CONTRIBUTIONS

Deferred operating contributions represent funds internally restricted by the Association to be used for future operations. This deferred contribution is amortized to service levies - U.B.C. funding on the same basis as the related expenditures are incurred.

	2011	2010
Funds internally restricted	\$ 79,000	\$ -

7. DEFERRED CAPITAL CONTRIBUTION

Deferred capital contribution represents funding received from U.B.C. to acquire equipment and leasehold improvements for the Community Centre. This deferred contribution is amortized to operations on the same basis as the related equipment and leasehold improvements.

	2011	2010
Deferred capital contribution	\$ 524,900	\$ 524,900
Accumulated amortization	(189,070)	(142,160)
	\$ 335,830	\$ 382,740

8. NEIGHBOURS' FUND

The Neighbours' Fund is a fund held by U.B.C. The Neighbours' Fund funds the operation of the University Neighbourhoods Association to provide for the operation, maintenance, repair and replacement of the Municipal-like Services and Facilities and Amenities provided to residents in the Designated Local Areas. U.B.C. deposits into the Neighbours' Fund the Services Levy that U.B.C. levies annually against the leasehold strata owners pursuant to their lease agreement. The Neighbours' Fund also includes Subfunds: the Access Fund, the Capital Replacement Fund, the Contingency Reserve Fund, the Infrastructure Reserve Fund and the Rate Stabilization Fund.

9. COMMITMENTS

The Association has entered into a lease agreement for its premises. The Association has also entered into agreements to provide support payments for certain UBC recreational facilities and the UBC Botanical Garden. The aggregate future minimum lease payments and support payments are as follows:

2012	\$ 436,475
2013	436,475
2014	436,475
2015	71,475
2016	11,913
	<u>\$ 1,392,813</u>

UNIVERSITY NEIGHBOURHOODS ASSOCIATION
Notes to Financial Statements
Year Ended March 31, 2011

10. COMPARATIVE FIGURES

Certain comparative figures have been reclassified to conform to the current year's presentation.

THE UNIVERSITY OF BRITISH COLUMBIA

THE NEIGHBOURS FUND

FINANCIAL STATEMENTS

March 31, 2011

draft for discussion purposes only

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Statement of Net Assets	4
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draft for discussion purposes only

THE UNIVERSITY OF BRITISH COLUMBIA
THE NEIGHBOURS FUND
Statement of Financial Position
As at March 31

	2011	2010
ASSETS		
Current Assets		
Due from the University of British Columbia (Note 3)	\$ 7,266,289	\$ 7,037,222
Accounts receivable	93,109	427,446
Services levy receivable	948,085	742,338
Total assets	\$ 8,307,483	\$ 8,207,006
 LIABILITIES AND NET ASSETS		
Current Liabilities		
Accrued liabilities	\$ 6,500	\$ 559,490
Net assets		
Reserves		
Infrastructure Replacement Reserve (Note 5)	3,509,100	3,367,937
Capital Reserve (Note 6)	1,326,406	1,263,872
Community Access Reserve (Note 7)	833,215	817,555
Contingency Reserve (Note 8)	930,186	881,146
Rate Stabilization Reserve (Note 9)	1,228,084	1,117,866
	7,826,991	7,448,376
Unappropriated reserves	473,992	199,140
	8,300,983	7,647,516
Total liabilities and net assets	\$ 8,307,483	\$ 8,207,006

(See accompanying notes to the financial statements)

Approved:

Ian Burgess
Comptroller, Finance

THE UNIVERSITY OF BRITISH COLUMBIA
THE NEIGHBOURS FUND
Statement of Revenue and Expenses
Year ended March 31

	2011	2010
Revenue		
Services levy	\$ 3,194,267	\$ 2,781,783
Interest income	146,524	16,962
	3,340,791	2,798,745
Expenses		
University Neighbourhoods Association (Note 10)	2,626,762	1,964,621
Administration (Note 10)	50,000	50,000
Bad debts	1,465	5,922
Professional fees	7,436	12,277
Communications	1,661	1,405
	2,687,324	2,034,225
Excess of revenue over expenses	\$ 653,467	\$ 764,520

(See accompanying notes to the financial statements)

draft for discussion purposes only

THE UNIVERSITY OF BRITISH COLUMBIA
THE NEIGHBOURS FUND
Statement of Net Assets
As at March 31

	<u>Unappropriated Reserves</u>	<u>Appropriated Reserves</u>	<u>2011</u>	<u>2010</u>
Net assets, beginning of year	\$ 199,140	\$ 7,448,376	\$ 7,647,516	\$ 6,882,996
Excess of revenue over expenses	513,731	139,736	653,467	764,520
Transfers	<u>(238,879)</u>	<u>238,879</u>	<u>-</u>	<u>-</u>
	274,852	378,615	653,467	764,520
Net assets, end of year	<u>\$ 473,992</u>	<u>\$ 7,826,991</u>	<u>\$ 8,300,983</u>	<u>\$ 7,647,516</u>

draft for discussion purposes only

THE UNIVERSITY OF BRITISH COLUMBIA
THE NEIGHBOURS FUND
Statement of Cash Flows
Year ended March 31

	<u>2011</u>	<u>2010</u>
Cash provided from:		
Operating activities		
Excess of revenue over expenses	\$ 653,467	\$ 764,520
Change in:		
Due from the University of British Columbia	(229,067)	(723,092)
Accounts receivable	334,337	(10,254)
Services levy receivable	(205,747)	(74,432)
Accrued liabilities	(552,990)	43,258
	<u>(653,467)</u>	<u>(764,520)</u>
Change in cash	-	-
Cash, beginning of year	<u>-</u>	<u>-</u>
Cash, end of year	<u>\$ -</u>	<u>\$ -</u>

draft for discussion purposes only

THE UNIVERSITY OF BRITISH COLUMBIA
THE NEIGHBOURS FUND
Notes to Financial Statements
Year ended March 31, 2011

1. Nature of Fund

The Neighbours Fund (the Fund) is an unincorporated entity that collects a Services Levy from residents and residential developers located on the University of British Columbia (UBC or the University) properties. For fiscal year 2011, the Services Levy was collected on the properties of Hampton Place, Hawthorn Place, Chancellor Place, Wesbrook Place and East Campus.

Funding for the annual operations of the University Neighbourhoods Association (UNA) is transferred to the UNA from the Fund and managed directly by the UNA (Note 4).

2. Significant Accounting Policies

These financial statements have been prepared by management in accordance with Canadian generally accepted accounting principles (GAAP).

a) Revenue Recognition

Service levies and funding from the University are recognized as revenue in the year received or receivable if the amount to be received can be reasonably established and collection is reasonably assured.

Service levies are charged to tenants on a calendar year basis and reported in the financial statements on an accrual basis.

The Fund also receives investment interest income which is recorded on an accrual basis.

b) Financial Instruments

Financial instruments are classified as loans and receivables, or other financial liabilities, which are measured at amortized cost using the effective interest rate method. The Fund's financial instruments include due from the University of British Columbia, accounts receivable, services levy receivable and accrued liabilities. The Fund classifies all of its assets as loans and receivables and its accrued liabilities as other financial liabilities. The fair values of these financial instruments approximate book values due to their short-term nature.

c) Use of Estimates

The preparation of financial statements requires management to make estimates and assumptions that affect reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the year. Significant areas requiring the use of management estimates relate to valuation of accounts receivable and services levy receivable and provisions for accrued liabilities and contingencies. Actual results could differ from those estimates, as additional information becomes available in the future.

THE UNIVERSITY OF BRITISH COLUMBIA
THE NEIGHBOURS FUND
Notes to Financial Statements
Year ended March 31, 2011

d) Future Accounting and Reporting Changes

Effective April 1, 2012, the Fund, a government non-for-profit organization, will adopt Public Sector Accounting Standards (PSAB). The Fund is currently reviewing the impact of this change on its financial statements.

3. Due from the University of British Columbia

The University of British Columbia collects service levies on behalf of the Fund and deposits these monies in the University's account. These funds are invested with the overall cash reserves of the University. Investment interest of \$139,694 (2010 - \$9,464), calculated at an average of 1.91% per annum (2010 - 0.15%), was earned on this balance during 2011.

4. University Neighbourhoods Association (UNA)

The UNA was formed under the Society Act in May 29, 2002 to act as the organization to serve certain residential housing communities on UBC lands. Commencing in April of 2004, the UNA was responsible to provide municipal-like services, such as landscaping, street and road maintenance to the residents. The Fund pays a portion of the Services Levy collected by the University to the UNA as funding for the UNA's operation. The amount recognized as expenses in the year is the net amount paid to the UNA. The amount paid to the UNA in a year is established based on the UNA budget, which represents the estimated expense for the year.

5. Infrastructure Replacement Reserve

2.4% (2010 - 2.4%) of the services levy is set aside to replace infrastructure works, such as sidewalks, roads, water lines, storm and sanitary sewers in future years. Once the reserve reaches \$10 million, the Board of Directors of UNA and Board of Governors of UBC will review future funding levels. Interest is calculated monthly based on the reserve balance in the account.

	<u>2011</u>	<u>2010</u>
Balance, beginning of year	\$ 3,367,937	\$ 3,296,055
Appropriations from services levy revenue	76,662	66,763
Interest earned during the year	64,501	5,119
	<u>141,163</u>	<u>71,882</u>
Balance, end of year	<u>\$ 3,509,100</u>	<u>\$ 3,367,937</u>

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6. Capital Reserve

1.2% (2010 – 1.2%) of the services levy is set aside to fund the community centre facility. Once the reserve reaches \$5 million, the Board of Directors of UNA and Board of Governors of UBC will review future funding levels. Interest is calculated monthly based on the reserve balance in the account.

	<u>2011</u>	<u>2010</u>
Balance, beginning of year	\$ 1,263,872	\$ 1,228,613
Appropriations from services levy revenue	38,331	33,381
Interest earned during the year	24,203	1,878
	<u>62,534</u>	<u>35,259</u>
Balance, end of year	<u>\$ 1,326,406</u>	<u>\$ 1,263,872</u>

7. Community Access Reserve

The Community Access Reserve is comprised of funds set aside to make payments to UBC for the operating costs of the facilities to which the UNA has obtained access in accordance with an agreement between UBC and the UNA. Interest is calculated monthly based on the reserve balance in the account.

	<u>2011</u>	<u>2010</u>
Balance, beginning of year	\$ 817,555	\$ 816,332
Interest earned during the year	15,660	1,223
Balance, end of year	<u>\$ 833,215</u>	<u>\$ 817,555</u>

8. Contingency Reserve

1.0% of the service levy (2010 – 1.0% of UNA budget) is set aside to pay for unexpected or unbudgeted repairs and expenses which require immediate action. The maximum amount of the reserve is \$1 million. Once the maximum is reached, annual contributions are to cease. Interest is calculated monthly based on the reserve balance in the account.

	<u>2011</u>	<u>2010</u>
Balance, beginning of year	\$ 881,146	\$ 660,707
Appropriations from services levy revenue	31,943	-
Transfer from unappropriated reserves	-	219,387
Interest earned during the year	17,097	1,052
	<u>49,040</u>	<u>220,439</u>
Balance, end of year	<u>\$ 930,186</u>	<u>\$ 881,146</u>

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9. Rate Stabilization Reserve

1.0% of the service levy (2010 – 1.0% of UNA budget) is set aside to guard against unforeseen changes in the City of Vancouver tax rates. The maximum amount of the reserve is \$2 million. Once the maximum is reached, annual contributions are to cease. Any surplus from the UNA's annual budget is deposited to this reserve. Interest is calculated monthly based on the reserve balance in the account.

	<u>2011</u>	<u>2010</u>
Balance, beginning of year	\$ 1,117,866	\$ 687,847
Appropriations from services levy revenue	31,943	-
Transfer from unappropriated reserves	60,000	428,945
Interest earned during the year	18,275	1,074
	110,218	430,019
Balance, end of year	\$ 1,228,084	\$ 1,117,866

10. Related Party

Two of the seven members of the UNA Board of Directors are appointed by UBC. These appointees may be faculty, staff or students.

Related party transactions for the 2011 fiscal year are funding of \$2,626,762 (2010 - \$1,964,621) provided to the UNA, and administration fees of \$50,000 (2010 - \$50,000) charged to the Fund by UBC for administrative costs.

11. Capital Disclosures

The Fund receives its principal source of capital through Service Levies charged to tenants and investment income. The Fund defines capital to be net assets. The Fund's objective when managing capital is to promote the creation of a vibrant and sustainable community for the residents of UBC's residential neighbourhoods.

The Fund's capital is used to replace infrastructure works, to fund the community centre facility, to make annual payment for the operating costs of the facilities, to pay for unexpected or unbudgeted repairs and expenses, and to guard against unforeseen changes in the tax rate.

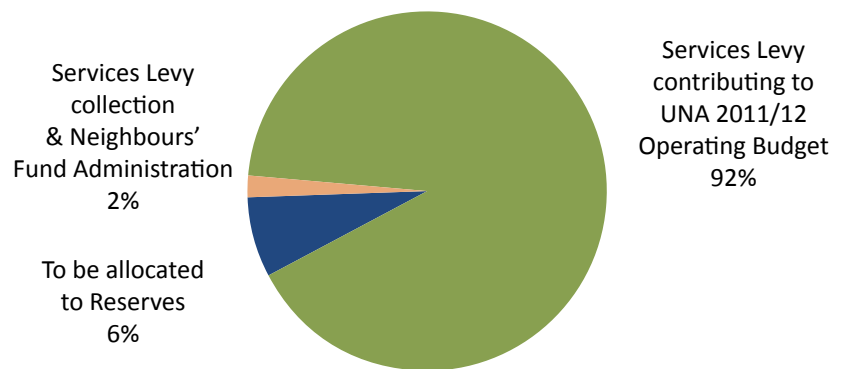
The Fund's capital is set aside annually in the applicable reserves in the amounts established by the UNA's reserve policy. Expenditures from any of the reserves may only be made with the approval of the UNA Board of Directors.



2011/2012 Services Levy and Operating Budget

The Services Levy residents pay to UBC is administered by the University Neighbourhoods Association (UNA) to provide municipal-like services and to maintain municipal-like reserves on residents' behalf. The UNA Board of Directors prepares its annual operating budget before the Services Levy is collected. The Services Levy to be collected in 2011 is estimated at \$3.16 million. The UNA has allocated \$2.92 million of this amount in its 2011/12 Operating Budget. The remaining Services Levy will be allocated to Reserves, with an additional \$57,000 to cover the cost of collecting the Services Levy and administering the Neighbours' Fund. The UNA will generate an additional \$341,700 from its programs and services.

Services Levy Collected in 2011 = \$3.16 Million



UNA Expenditures:

UNA Operating Budget 2011/12 = \$3.26 Million



Engineering Services

Maintenance of public spaces and infrastructure

Community Access

UBC athletic/cultural facilities; the Vancouver Public Library

Community Programming

Programming and operation of the Community Centre

Special Projects and Community Support

One-time projects and community initiatives

Sustainability

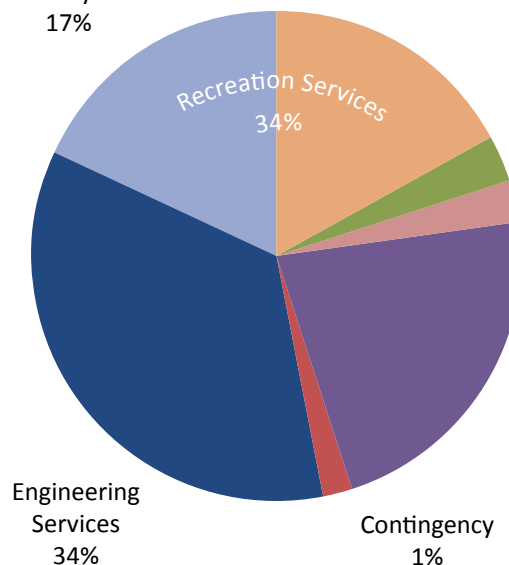
Composting, recycling and energy saving programs

Operations & Administration

UNA administrative costs

Community Access
17%

Community Programming
17%



Special Projects & Community Support
3%

Sustainability
2%

Operations & Administration
26%

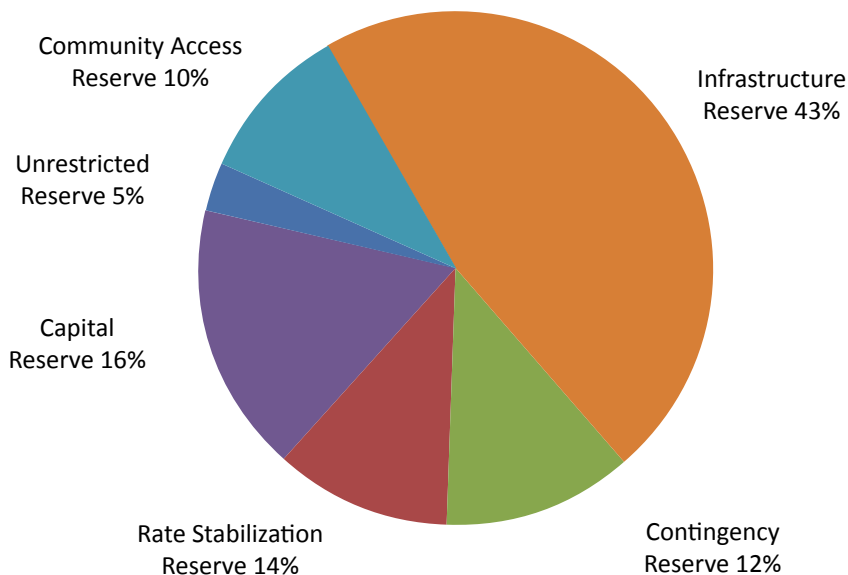
Engineering Services
34%






Contingency
1%

Neighbours' Fund Reserves as of March 2011

The annual Services Levy collected by UBC is deposited into the Neighbours' Fund (held as a separate fund by UBC from academic funds) to be used for the provision of municipal-like services and UNA programs. The Neighbours' Fund also holds Reserves that are being accumulated to meet the future needs of the community.

Neighbours' Fund Reserves as of March 2011 = \$8.19 Million



- 
Infrastructure Reserve
 to cover the anticipated replacement of roads, lighting, utilities and green space.
 Contribution of 2.4% of annual Services Levy. Total required over 100 years: \$23.75 million.
- 
Capital Reserve
 to cover the anticipated replacement of community centres and play equipment.
 Contribution of 1.2% of annual Services Levy. Total required over 100 years: \$10 million.
- 
Rate Stabilization Reserve
 to guard against unforeseen changes in the City of Vancouver mil rates.
 Contribution of 1% of the annual Services Levy to a maximum value of \$2 million.
- 
Contingency Reserve
 to guard against unforeseen annual needs.
 Contribution of 1% of the annual Services Levy to a maximum value of \$1 million.
- 
Community Access Reserve
 to cover unforeseen increases for access to UBC athletic and educational and cultural facilities.



We are...

Your neighbourhood government and model community builders



We will...

Engage you and work together with you to create an inspirational University Town that reflects your desires and is the gold standard of its kind comparable with the best in the world.



By being...

“

Vibrant, Diverse & Sustainable.

”



