



## McKinley Beach Amenity Program

2025 Overview and 2026 Operating Plan

March 11, 2026

### 2025 Overview and 2026 Operating Plan

The McKinley Beach Amenity Program is dedicated to managing and funding our shared spaces, ensuring service levels and community standards consistently exceed those provided by the City of Kelowna. This commitment protects our high community standards and preserves property values for all owners.

### 2025 Year in Review: A Year of Transition

2025 marked a significant milestone for McKinley Beach with the first full operational year of the Amenity Building ("Our Place"). While this brought incredible new service capabilities to our residents, it also served as a learning year regarding the operational costs of the facility.

- **Overall Performance:** The 2025 operating budget was set at \$809,626. The program successfully delivered on its service mandates, and our 10% Program Contingency successfully absorbed any operational overages.
- **Amenity Budget Savings:** The outdoor amenity segment performed highly efficiently. Common Boulevard and Greenspace maintenance came in significantly under budget (\$97,163 actual vs. \$153,500 budgeted). Nature Trails maintenance also saw savings (\$8,313 actual vs. \$13,500 budgeted) due to proactive preventative work completed in 2024.
- **'Our Place' Learnings:** Operating a brand-new facility often comes with a learning curve, and as a result, our first-year building expenses came in higher than the initially projected \$321,860. This was mainly due to staffing costs, particularly the full scope of expanded open hours and payroll burdens including WCB and CRA remittances.

### A New Era of In-House Management

Starting in 2026, McKinley Beach officially transitioned away from external involvement of Core Management, bringing all community management and administrative functions fully in-house.

- **Dedicated Local Team:** Community Manager Matt Boston and Accounting Office Manager Denise Gilbert oversee all daily operations. Matt works Monday through Friday at 'Our Place' and is readily available to residents.
- **The Benefits of In-House Operations:** Eliminating the third-party management layer streamlines communication and reduces response times. This ensures the team managing our assets is directly accountable to the McKinley Beach vision.



## Community Amenities Overview

The 2026 program continues to fund and maintain our robust collection of exclusive community assets, managed locally by our dedicated on-site team. These include:

- The 'Our Place' Amenity Building and its gym and pool facilities.
- A tennis/basketball court and two pickleball courts.
- A children's playground and community garden plots.
- The hiking and walking trail network.
- An outdoor gym and user parking lot.
- An outdoor greenspace completed in Spring 2025, featuring two barbeques, a fire pit, and a pergola.
- The beach and swim platforms.

## 2026 Operating Plan and Budget Drivers

The 2026 budget (\$842,310) has been constructed to "right-size" our operations based on the actual data gathered throughout 2025. We have strategically reallocated funds from areas of surplus to areas of need.

- **Rightsizing Landscaping and Grounds Maintenance Budgets:** Recognizing the efficiency of our site crew, the budget for Common Boulevard and Greenspace Maintenance has been adjusted down to \$88,495 to reflect actual costs without carrying unnecessary surplus.
- **Infrastructure Investment:** A new \$25,000 repair line item has been introduced for Phase 1 of an Irrigation Replacement project. This will update controls and infrastructure to secure the long-term health of our greenery.
- **Amenity Building Stabilization:** The budget for 'Our Place' has been increased to accurately reflect 2025 operating costs. This covers staffing payrolls, adjusted 12-month projections for utilities, services, pool chemicals, and administrative/IT subscriptions.

## 2026 Financial Summary and Fee Impact

With the "Hillside" and "Hilltown" amenities now complete and 'Our Place' fully operational, the 2026 budget reflects a steady-state operating cost for the community.

- **Total 2026 Operating Budget:** \$842,310



- **2025 Surplus Application:** A total surplus of \$35,915 collected from 2025 is being allocated directly to the 2026 budget requirements. (Additionally, \$7,737 currently in arrears will be applied to future budgets upon collection).
- **Community Valuation:** The total assessed value of McKinley Beach properties is \$715,144,600 across 571 properties, resulting in an average assessed value of \$1,252,442 per property.
- **2026 Fee Impact:** The amenity budget for 2026 is equivalent to **0.1113%** of total assessed values—a slight decrease from last year's rate.
- **Average Cost:** For the 2026 fiscal year, this results in an average amenity fee of **\$1,395 per property**.

We would like to extend our thanks to the community for your continued diligence in paying your amenity fees on time. Thanks to your cooperation, we have successfully collected 99% of all assessed fees over the past few years, which is vital for maintaining and enhancing our shared spaces. Please be advised that if amenity fees are not paid within the allocated time limit, all amenity and marina privileges will be revoked until the outstanding balance is settled in full. Furthermore, formal action can be taken to recover unpaid fees. Failing to pay is an injustice to your neighbours and the entire community who share in the responsibility of keeping our neighbourhood thriving.