



McKinley Beach: 2026 Amenity Budget Narrative Definitions

Landscaping and Grounds Maintenance

Common boulevard, greenspace, landscape and irrigation maintenance: Covers weeding, replacing dead plants, trimming and manicuring boulevards, and all related irrigation matters, including water consumption.

***Irrigation replacement:** A category for significant infrastructure updates and refurbishment projects intended to ensure the long-term health of community greenspaces.

Boulevard tree replacement: Covers the removal and replacement costs for infested or failing trees within the neighbourhood boulevards.

Dog park maintenance: Includes mowing, general upkeep, and debris removal specifically for the dog park facility.

Outdoor Amenities and Trails

Nature trails maintenance and repair: Covers the maintenance of the hiking and walking trail network, including general upkeep and specific planned repairs to trail fencing.

Beach cleaning and maintenance: General service labour to clean debris and other deleterious materials from the beachfront, as well as minor repairs and necessary tree removal.

Beach washrooms cleaning and maintenance: Covers daily cleaning, labour, and materials for the beachside public washrooms. This is a shared facility with the City of Kelowna, which contributes an annual fee toward its public use.

Outdoor gym, tennis and pickleball courts, playground and community garden: Covers general maintenance, annual inspections, and upkeep for all outdoor recreational amenities, including irrigation for the community gardens.

Infrastructure and Road Services

Street and sidewalk sweeping: Covers sweeping of McKinley Beach Lane and Arrowroot Drive roads and sidewalks to manage accumulated debris.

Snow clearing: Covers snow removal and de-icing for McKinley Beach Lane, Arrowroot Drive, and the 'Our Place' amenity building parking lot to ensure safety and beach access.

Common roads electrical: Covers electricity and maintenance related to the lighting on McKinley Beach Lane and Arrowroot Drive.



Storm line and catch basin clear outs: Covers stormwater runoff maintenance and clearing for McKinley Beach Lane and Arrowroot Drive.

Signage, banners and related provisions: Primarily covers signage for notifications regarding hiking trails, parking, or community-related events.

Parking management: Covers the management and oversight of beach access parking associated with McKinley Beach Lane and Arrowroot Drive.

Operations and Administration

Our Place (Amenity Building): Accounts for the entirety of the building's operating budget, including full-time and part-time staff, utilities (electricity, gas, water), pool and hot tub chemicals/operations, janitorial services, and general repairs.

***Office rent:** A dedicated line item for office space rent on the second floor of 'Our Place' for amenities management staff.

Amenity team utilities: Covers utility-like costs for the grounds crew, including cell phone allowances, and vehicle repairs for amenity-only vehicles.

Supplies and consumables: Covers materials consumed during daily maintenance, such as dog waste bags, garbage bags, tools, and fuel.

Various labour expenses: Covers grounds crew labour not captured in other categories, such as garbage bin cleaning and waste removal, as well as specialized third-party contractor work.

Equipment rentals and leases: Covers any machinery, trucks, or equipment rented exclusively for amenity maintenance activities.

Administration - IT expenses: Covers software and technology costs, including the McKinley Beach App, live feed cameras, and hosting/management software.

External accounting and professional fees: Covers annual accounting engagements, legal fees, bank charges, fee collection costs, and merchant processing fees.

Insurance: Covers general liability for greenspace lands, private roadways, equipment, vacant land, trails, and vehicle insurance.

Financial Reserves and Fees

Replacement reserve (1%): An annual accrual to account for future major repairs as amenities age.



Contingency (10%): Accounts for overages or unforeseen costs encountered during the year; unused funds typically carry over to future years.

General administration (15%): Covers the management and oversight of the amenity program by the master developer.

Items marked with an asterisk (*) denote new line items introduced in the 2026 Amenity Budget to account for significant infrastructure updates or shifts toward on-site operational management.