
Financial statements of City Of Mississauga Port Credit Business Improvement Area

December 31, 2025

Independent Auditor's Report	1-2
Statement of financial position	3
Statement of operations	4
Statement of changes in net financial assets	5
Statement of cash flows	6
Notes to the financial statements	7-10

Independent Auditor's Report

To the Board of Directors of the City of Mississauga Port Credit Business Improvement Area

Opinion

We have audited the financial statements of City of Mississauga Port Credit Business Improvement Area Board (the "BIA"), which comprise the statement of financial position as at December 31, 2025, and the statements of operations, change in net financial assets, and cash flows, for the year then ended, and notes to the financial statements, including a summary of significant accounting policies (collectively referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the BIA as at December 31, 2025, and the results of its operations, changes in net financial assets, and its cash flows for the year then ended in accordance with Canadian public sector accounting standards ("PSAS").

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards ("Canadian GAAS"). 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 BIA in accordance with the 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.

Other Matter

The financial statements of the BIA for the year ended December 31, 2024, were audited by another auditor who expressed an unmodified opinion on April 7, 2025.

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 PSAS, 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 BIA'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 management either intends to liquidate the BIA or to cease operations, or has no realistic alternative but to do so.

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

City Of Mississauga Port Credit Business Improvement Area**Statement of financial position**

As at December 31, 2025

	Notes	2025 \$	2024 \$
Financial assets			
Cash		154,919	289,318
Investments	3	515,830	514,246
Accounts receivable		139,636	87,914
Due from The Corporation of the City of Mississauga	4	—	942
		810,385	892,420
Financial liabilities			
Accounts payable and accrued liabilities		145,588	148,590
		664,797	743,830
Non-financial assets			
Prepaid expenses		16,097	16,227
Tangible capital assets	5	222,380	109,264
Accumulated surplus	6	903,274	869,321

The accompanying notes are an integral part of the financial statements.

Approved by the Board

_____, Director
_____, Treasurer

City Of Mississauga Port Credit Business Improvement Area
Statement of operations
Year ended December 31, 2025

	Notes	2025 Budget \$	2025 Actual \$	2024 Actual \$
		(Note 8)		
Revenue				
Special levy on business assessment		1,105,846	1,125,787	1,039,927
Fundraising		140,000	252,552	39,867
Grant		83,000	12,755	164,129
Interest		30,000	46,570	42,607
		1,358,846	1,437,664	1,286,530
Expenses				
Office and general	7	492,608	374,411	304,931
Beautification and maintenance		354,138	350,770	312,733
Project expenses		236,700	463,919	281,982
Sponsorships		87,350	70,866	69,452
Amortization of tangible capital assets		96,500	69,044	57,926
Advertising and promotion		80,550	63,214	43,294
Loss on disposal of tangible capital assets		—	—	2,500
Business development	7	8,000	10,351	7,313
Repairs and maintenance		3,000	1,136	2,058
		1,358,846	1,403,711	1,082,189
Annual surplus		—	33,953	204,341
Accumulated surplus, beginning of year		869,321	869,321	664,980
Accumulated surplus, end of year	6	869,321	903,274	869,321

The accompanying notes are an integral part of the financial statements.

City Of Mississauga Port Credit Business Improvement Area
Statement of changes in net financial assets
Year ended December 31, 2025

	2025 Budget	2025 Actual	2024 Actual
	\$	\$	\$
Annual surplus	—	33,953	204,341
Additions to tangible capital assets	—	(182,160)	(92,437)
Amortization of tangible capital assets	96,500	69,044	57,926
Loss on disposal of tangible capital assets	—	—	2,500
Change in prepaid expenses	—	130	1,360
Change in net financial assets	96,500	(79,033)	173,690
Net financial assets, beginning of year	743,830	743,830	570,140
Net financial assets, end of year	840,330	664,797	743,830

The accompanying notes are an integral part of the financial statements.

City Of Mississauga Port Credit Business Improvement Area
Statement of cash flows
Year ended December 31, 2025

	2025	2024
	\$	\$
Operating activities		
Annual surplus	33,953	204,341
Items not involving cash		
Amortization of tangible capital assets	69,044	57,926
Loss on disposal of tangible capital assets	—	2,500
Change in non-cash operating working capital		
Accounts receivable	(51,722)	(45,555)
Prepaid expenses	130	1,360
Accounts payable and accrued liabilities	(3,002)	81,733
Due from The Corporation of the City of Mississauga	942	(5,834)
	49,345	296,471
Investing activities		
Additions to tangible capital assets	(182,160)	(92,437)
Change in investments	(1,584)	(235,879)
	(183,744)	(328,316)
Net change in cash	(134,399)	(31,845)
Cash, beginning of year	289,318	321,163
Cash, end of year	154,919	289,318

The accompanying notes are an integral part of the financial statements.

1. Nature of the organization

On December 20, 1984, the Council of The Corporation of the City of Mississauga (the "City") passed a by-law pursuant to the Municipal Act, to designate an area as an improvement area to be known as the Port Credit Business Improvement Area (the "BIA"). The BIA was entrusted with the improvement, beautification and maintenance of municipally owned lands, buildings and structures in the area, beyond such improvement, beautification and maintenance as provided at the expense of the municipality at large, and with the promotion of the area as a business or shopping area. The BIA is dependent on the City for funding through the special levy on an annual basis.

2. Significant accounting policies

The financial statements of City of Mississauga Port Credit Business Improvement Area are the representation of management prepared in accordance with generally accepted accounting principles for local governments as recommended by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada.

(a) Basis of accounting

Revenue and expenses are reported on the accrual basis of accounting. The accrual basis of accounting recognizes revenue as it becomes available and measurable. Expenses are the cost of goods or services acquired in the year, whether or not payment has been made or invoices received.

(b) Revenue

The special levy on business assessment represents the amounts levied by the City on behalf of the BIA. Fundraising and interest revenue is recognized on an accrual basis.

Grants received for specific purposes are deferred and recognized as revenue as the funds are spent in accordance with the funder's restrictions.

(c) Investments

Investments consists of a guaranteed investment certificates with original date to maturity of 91 days or longer and are recorded at amortized cost.

(d) Tangible capital assets

Tangible capital assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

Tangible capital assets received as contributions are recorded at their fair market value at the date of receipt and are recorded as contributed assets in the statement of operations and accumulated surplus.

Tangible capital assets are recorded at cost, which includes amounts that are directly attributable to acquisition, construction, development or betterment of the asset. Amortization of tangible capital assets is provided on a straight-line basis as follows:

Machinery and equipment	4 years
Furniture and fixtures	4 years
Leasehold improvements	5 years

2. Significant accounting policies (continued)

(e) Use of estimates

The preparation of the financial statements requires management to make estimates and assumptions that affect the 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 revenue and expenses during the year. The principal estimates in the preparation of the financial statements are the estimated useful life of tangible capital assets and the estimation of certain accrued liabilities. Actual results could differ from those estimates.

(f) Future accounting pronouncements

These standards and amendments were not effective for the year ended December 31, 2025 and have therefore not been applied to these financial statements. Management is currently assessing the impact of the following accounting standards updates on the future financial statements.

- (i) The Conceptual Framework for Financial Reporting in the Public Sector will replace current guidance in Section PS 1000 – Financial Statement Concepts and Section PS 1100 – Financial Statement Objectives. The new Conceptual Framework prescribes the nature, function and limits of financial accounting and reporting. It is the foundation on which PSAS are developed and professional judgment is applied. This new Conceptual Framework is effective for fiscal years beginning on or after April 1, 2026 (the first effective year for the Board is being the year ending December 31, 2027).
- (ii) PS 1202 – Financial Statement Presentation was approved in March 2023. This standard supersedes PS 1201 – Financial Statement Presentation and covers a new conceptual framework and reporting model. Prior period amounts will need to be restated to conform to the presentation requirements for comparative financial information. This standard is effective for fiscal years beginning on or after April 1, 2026 (the first effective year for the Board being the year ending December 31, 2027).

3. Investments

Investments consist of six (six in 2024) guaranteed investment certificates all bearing interest at 3.6% (5% in 2024) with a maturity date of March 9, 2026 (September 8, 2025 in 2024).

	2025	2024
	\$	\$
Investment	500,000	500,000
Accrued interest	15,830	14,246
	515,830	514,246

4. Due from The Corporation of the City of Mississauga

There is no amount due from the City as at December 31, 2025 (overlevy in 2024).

The amount is non-interest bearing and payable on demand.

City Of Mississauga Port Credit Business Improvement Area
Notes to the financial statements
December 31, 2025

5. Tangible capital assets

	Cost	Accumulated amortization	2025 Net book value	2024 Net book value
	\$	\$	\$	\$
Machinery and equipment	605,020	382,640	222,380	108,878
Furniture and fixtures	21,838	21,838	—	386
Leasehold improvements	22,775	22,775	—	—
	649,633	427,253	222,380	109,264

6. Accumulated surplus

Accumulated surplus at December 31 comprises the following:

	2025	2024
	\$	\$
Invested in tangible capital assets	222,380	109,264
Reserve for working capital needs	680,894	760,057
	903,274	869,321

7. Related party transactions

Office and general and business development expenses include nil (\$1,120 in 2024) of services provided by a company owned by a member of the Board of Directors.

8. Budget data

The budget information presented in these financial statements is based on the budget approved by City Council on October 30, 2024.

9. Risk management

The BIA has exposure to the following risks from its use of financial instruments: credit risk, liquidity risk, and market risk (interest rate risk).

(a) Credit risk

Credit risk is the risk of a financial loss to the BIA if a customer or counterparty to a financial instrument fails to meet its contractual obligations. Such risks arise principally from certain financial assets held by the BIA consisting of accounts receivables and due from City of Mississauga balance. The BIA's exposure to credit risk associated with accounts receivable and due from City of Mississauga is assessed as low because they are due largely from governments.

9. Risk management (continued)

(b) Liquidity risk

Liquidity risk is the risk that the BIA will not be able to meet its financial obligations as they become due. The BIA's objective is to have sufficient liquidity to meet these liabilities when due. The BIA monitors its cash balance and cash flows generated from operations to meet its liquidity requirements. The liquidity risk arises from the financial liabilities consisting of accounts payable and accrued liabilities.

(c) Market risk

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in the market interest rates. The BIA manages its interest rate risk by maintaining a fixed income investment that is not subject to fair valuation fluctuations.