



2015 FINANCIAL REPORT

The City of Mississauga, Ontario, Canada for Fiscal Year Ended December 31, 2015



City Council

BONNIE CROMBIE

Mayor



GEORGE CARLSON

Ward 11 Councillor



SUE McFADDEN

Ward 10 Councillor



PAT SAITO

Ward 9 Councillor



MATT MAHONEY

Ward 8 Councillor



NANDO IANNICCA

Ward 7 Councillor



RON STARR

Ward 6 Councillor

JIM TOVEY

Ward 1 Councillor



KAREN RAS
Ward 2 Councillor



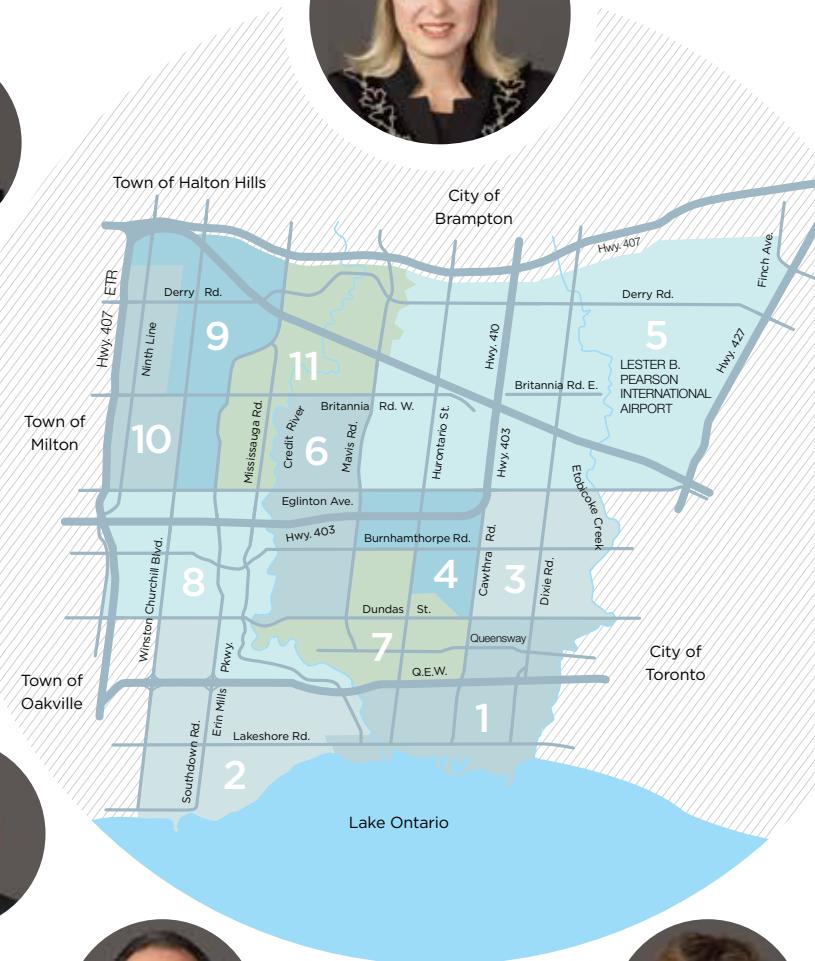
CHRIS FONSECA
Ward 3 Councillor



JOHN KOVAC
Ward 4 Councillor



CAROLYN PARRISH
Ward 5 Councillor



2015 FINANCIAL REPORT

The 2015 Financial Report has been prepared in an electronic format and is available on the City's website at mississauga.ca/finance.

In keeping with the City's goals of fiscal restraint, environmental responsibility and increasing the availability of City information on the web, the City of Mississauga no longer publishes hardcopy annual financial reports. This is one of many City initiatives that help reduce the costs that affect property taxes in Mississauga for residents and businesses.

City of Mississauga Financial Report 2015

For the Fiscal Year Ending December 31, 2015
Mississauga, Ontario, Canada

Produced by the Finance Division, Corporate Services Department of the City of Mississauga in co-operation with all civic departments, offices and agencies.

mississauga.ca/finance

Table of Contents

Introductory Section

Our Vision and Values.....	5
GFOA Award: Canadian Award for Financial Reporting.....	6
Message from the Mayor	7
Mississauga Quick Facts	8
Mississauga and GTA Municipalities	9
Message from the City Manager	10
Corporate Organizational Structure.....	11
2015 Accomplishments and Successes.....	12
Message from the Director of Finance and Treasurer.....	19
Financial Management Processes	21
2015 Financial Year in Review	22

Financial Statement Section

City of Mississauga Financial Statements	
Independent Auditors' Report.....	36
Consolidated Statement of Financial Position.....	37
Consolidated Statement of Operations	38
Consolidated Statement of Change in Net Financial Assets.....	39
Consolidated Statement of Cash Flows.....	40
Notes to Consolidated Financial Statements	42
Trust Funds Financial Statements	
Independent Auditors' Report.....	62
Statement of Operations	63
Statement of Financial Position.....	63
Notes to Financial Statements	64

Statistical Section

Five-Year Financial Review	66
Ten Largest Corporate Property Taxpayers	72
Contact Information	73



Our Vision and Values

OUR VISION

“Mississauga will inspire the world as a dynamic and beautiful global city for creativity and innovation, with vibrant, safe and connected communities; where we celebrate the rich diversity of our cultures, our historic villages, Lake Ontario and the Credit River Valley. A place where people choose to be.”



OUR VALUES

TRUST

We commit to upholding public trust and to promoting a climate of trust between employees, management, Council and residents. We strive to be open and responsive in managing the City.

QUALITY

We deliver services and programs that enhance the quality of life of residents and employees.

EXCELLENCE

We serve as a model of excellent public administration and deliver the right services in a superior way, at a reasonable cost.



GFOA Award



CANADIAN AWARD FOR FINANCIAL REPORTING

For the 18th consecutive year, the Government Finance Officers Association (GFOA) of the United States and Canada presented the City of Mississauga with the Canadian Award for Financial Reporting for its 2014 Annual Financial Report in recognition of the City's ability to present financial information in a clear, concise and informative manner. This award program encourages innovative financial reporting and maintains a high standard of quality recognized amongst peers.

The City is committed to reporting at a high standard of quality and will submit this report to the GFOA for the 2015 evaluation.



Government Finance Officers Association

Canadian Award for Financial Reporting

Presented to

**City of Mississauga
Ontario**

For its Annual
Financial Report
for the Year Ended

December 31, 2014

A handwritten signature in black ink that reads "Jeffrey P. Evans".

Executive Director/CEO



Message from the Mayor

On behalf of Members of Council, I am pleased to present the City of Mississauga's 2015 Financial Report. This is our opportunity to report on the strength of our finances, share the progress we made in 2015, and to celebrate our achievements.

As Canada's sixth-largest city, Mississauga is a thriving global community paving the way for a promising future. Residents enjoy a high quality of life with access to outstanding programs and services. More than 63,000 businesses, including 71 Fortune 500 companies, providing a total of over 420,500 jobs, are based in Mississauga. We maintain an AAA credit rating, which gives businesses the confidence to invest, expand service offerings and succeed in our City.

Our talented arts and culture community creates a vibrant hub of creativity in the city. With something for everyone, Mississauga continues to be a leading destination to find a good-paying job, earn an education, raise a family, and enjoy an unrivalled quality of life.

Mississauga continues to grow each year – not only in terms of population but also through building, innovation and partnerships. Developments in our downtown and along our waterfront are revitalizing communities and creating social gathering places. Public transit is expanding, with three new

Transitway Stations opening, and funding is now in place to build the Hurontario Light Rail Transit (LRT).

Partnerships with Sheridan College and University of Toronto Mississauga are helping to ensure young people have access to world-class education, training and skills development opportunities. Mississauga's post-secondary institutions are graduating the next generation of entrepreneurs and job creators. Investing in education is city-building.

Green spaces, including more than 490 parks and 295 kilometers of trails, 152 woodlands and one million city-owned trees make up our beautiful natural landscape. Our urban forest is important to the health, sustainability and well-being of residents. We planted 52,000 trees in 2015 through the One Million Trees program. This will enhance the vibrancy of city parks and leave a legacy for future generations to appreciate and enjoy.

People are an important part of what makes Mississauga a wonderful place to be. With a diverse population of approximately 764,000, Mississauga is a hub of celebrated, cultural diversity. We take great pride that families from all over the world have chosen to call Mississauga home.

As Mayor, I am proud of the work we do to build a great city. Part of our success comes from hearing from residents, community organizations and business owners, and establishing our priorities together and planning for the future. We have a clear vision and we are taking action to achieve it.

As we look toward our promising future, we will work to maintain what we have built. By building our infrastructure, expanding public transit, delivering great services and creating valuable partnerships, we will continue to be a vibrant, modern city.

Bonnie Crombie

Bonnie Crombie
Mayor



Mississauga Quick Facts

Location

- Located within the Greater Toronto Area
- Adjacent to the City of Toronto on the west side and on the north shores of Lake Ontario
- **Area:** 113 square miles (292 km²); 72,200 acres (29,000 ha)

Population

- Canada's 6th largest city: 764,000 (2015)
- Projected Population: 878,000 (2041)

Employment

- Employees in Mississauga: 420,500 (per 2015 Planning profile)
- Employees in GTA: 4.6 million
- 71 Fortune 500 companies have their Canadian head offices or major divisional offices located in Mississauga
- 48 Financial Post Top 500 companies have their Canadian head offices or major divisional offices located in Mississauga

Transportation

Airport

- Lester B. Pearson International Airport is located in Mississauga, Canada's busiest airport, among the top 30 in the world

Highways

- The only city in the GTA serviced by 7 major highways
- Excellent highway connections, less than 2 hours from the USA border

Railways

- Served by two national railways, Canadian National (CN) and Canadian Pacific (CP)
- Intercity and long distance rail passenger service is provided by VIA Rail Canada and AMTRAK

Public Transit

- MiWay is the third largest municipal transit system in Ontario servicing approximately 53 million in annual passenger boarding
- 87 routes throughout the City connect with the Toronto Transit Commission, Brampton Transit, Oakville Transit and all GO Transit stations
- GO Transit operates three train lines and several GO Bus routes through Mississauga providing frequent service throughout the day with connections to Toronto and surrounding areas

Higher Education

In Mississauga

- University of Toronto Mississauga
- Sheridan College - Hazel McCallion Campus

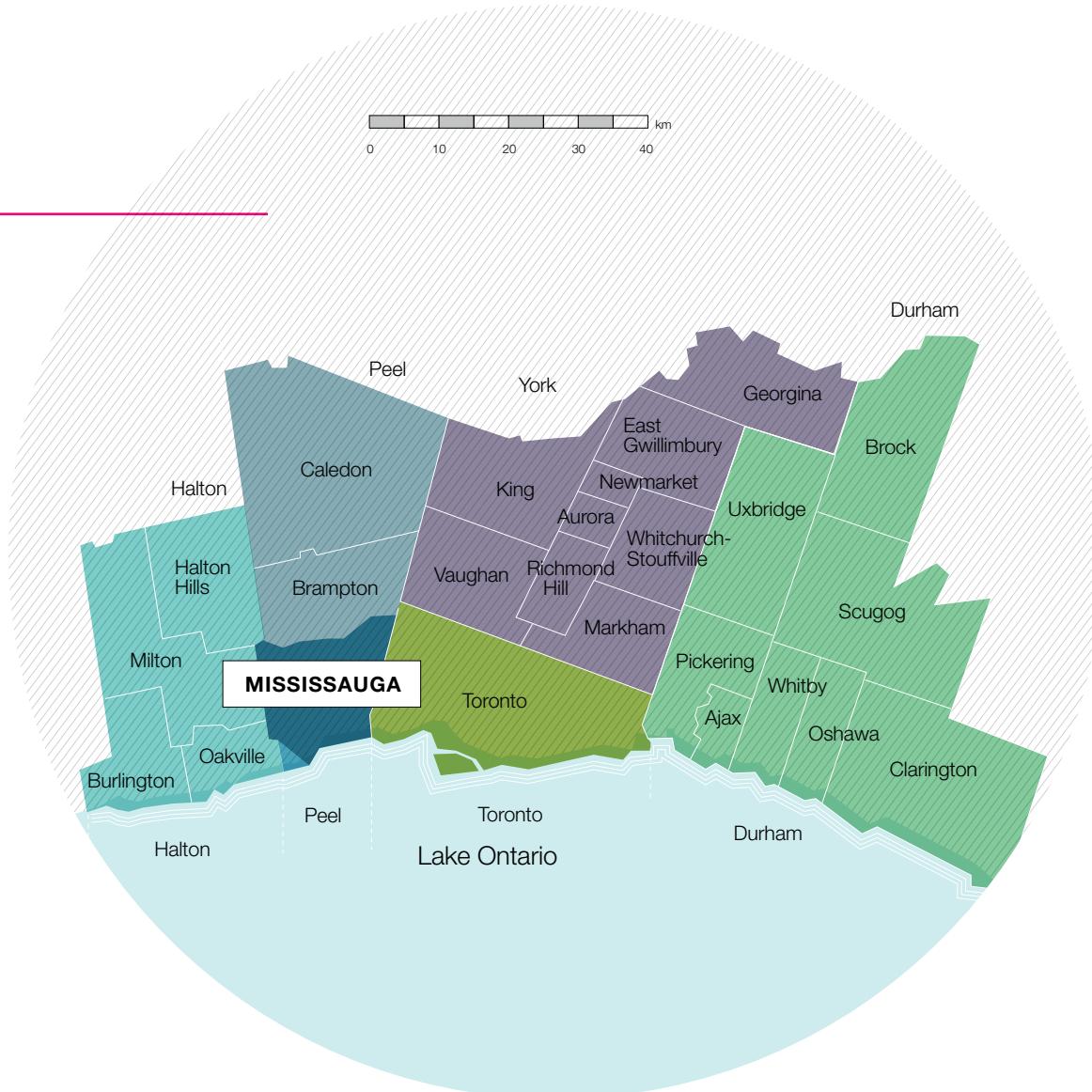
Within Commuting Distance

- 10 major universities and 11 technical colleges

Tax Rates (2015)

- **Industrial:** 2.415379 per cent
- **Commercial:** 2.047150 per cent
- **Residential:** 0.888635 per cent
- **Multi-Residential:** 1.428825 per cent

Mississauga and GTA Municipalities





Message from the City Manager

The City of Mississauga has a solid reputation for achieving excellence. I am pleased to report that in 2015 we accomplished many of our strategic goals and moved several key initiatives forward.

As we build a world-class city, strong financial planning helps guide our decision-making and keeps us fiscally responsible. Having a good financial footing, a solid foundation for planning and listening to the public is part of what makes Mississauga a municipal leader. Tools like our Business Plan and Budget help us allocate our limited resources effectively. In 2015, the Budget Allocator tool enabled residents to review budget options and indicate their preference. Other municipalities are now adopting this technology based on our success.

In this tough economic climate, we are always looking for ways to enhance productivity and reduce costs wherever possible. As regular practice, we challenge ourselves to find efficiencies, while maintaining service levels. I want to thank our staff who, working with Council, identified a savings of \$6.2 million in 2015.

In 2015, Mississauga was recognized as a leader in the municipal sector for our financial planning and accountability. We received our 12th consecutive AAA Credit rating from Standard and Poor's Ratings Services, as well as recognition

from the Government Finance Officers Association (GFOA) for excellence in financial reporting for the 18th year in a row. We received accolades for our policies, audited statements and detailed budgets. We also marked 26 consecutive years of receiving the Distinguished Budget Award from the GFOA.

As in past years, we faced some challenges in 2015. Revenue sources, including an Emerald Ash Borer (EAB) special tax levy and a new stormwater charge will address important issues like climate change, while debt financing will help us maintain existing infrastructure in a state of good repair and open facilities like the Transitway and the revitalized Meadowvale Community Centre. We continue to invest in our City, balancing how and where we spend, to support the services that citizens expect.

We will continue to plan for our future in a transparent and accountable manner. That means relying on our partners to help us provide value for every tax dollar spent. Our commitment to excellence is a top priority and we will continue to deliver the programs and services to 764,000 residents city-wide.

Through strong financial planning, informed decision-making, smart investments and a commitment to excellence, we will support Council in building a great place to live, work, play and invest.

A handwritten signature in cursive script that reads "Janice M. Baker".

Janice M. Baker, FCPA, FCA
City Manager and
Chief Administrative Officer
City of Mississauga

Corporate Organizational Structure



JANICE M. BAKER, FCPA, FCA
City Manager and
Chief Administrative Officer

Responsibilities:

- Economic Development
- Internal Audit
- Corporate Performance & Innovation
- Legal Services



MARTIN POWELL, P. Eng.
Commissioner, Transportation and Works

RESPONSIBILITIES:

- Transportation & Infrastructure
- Planning
- Engineering & Construction
- MiWay
- Enforcement
- Works Operations & Maintenance

EDWARD R. SAJECKI, P. Eng., MCIP
Commissioner, Planning and Building

RESPONSIBILITIES:

- Strategic Community Initiatives
- Development & Design
- Policy Planning
- Building

GARY KENT, BA
Commissioner, Corporate Services
and Chief Financial Officer

RESPONSIBILITIES:

- Finance
- Communications
- Legislative Services & Office of the City Clerk
- Facilities & Property Management
- Human Resources
- Information Technology
- Revenue & Materiel Management

PAUL A. MITCHAM, P. Eng., MBA
Commissioner, Community Services

RESPONSIBILITIES:

- Recreation
- Parks & Forestry
- Fire & Emergency Services
- Library
- Culture
- Environment

2015

Accomplishments and Successes





Delivering Existing Services

- For the 15th consecutive year, Mississauga was named one of the safest cities in Canada by Safe City Mississauga.
- The City proudly hosted the Pan Am and Parapan Am Games in July and August 2015.
- More than 55,000 rides on MiWay were recorded during the Toronto 2015 Pan Am and Parapan Am Games.
- The City was recognized by the Canadian Forces Liaison Council (CFLC) for its outstanding support to the Canadian Armed Forces Reserves.
- Mississauga became the first Canadian city to license Medical Marijuana Production Facilities.
- The City welcomed 15 new recruits to the Mississauga Fire and Emergency Services (MFES) team.
- The City's 3-1-1 Call Centre managed 265,517 calls in 2015.
- There were 35,187 subscribers to the City's eNewsletter.

- 3,086 marriage licenses were issued and 212 wedding ceremonies were performed.
- The City supported interns through 60 ongoing partnerships with institutions such as University of Toronto Mississauga (UTM) and Sheridan College.
- The Planning & Building Customer Services Centre helped 24,000 visitors; more than 44,148 accessed eServices.
- There were 25,825 page views on the Planning & Building Department's Zoning website – an increase of 91% over 2014.
- 73,345 building inspections were completed in 2015.
- Mississauga is the first large Canadian city to adopt a Cultural Policy.
- Supported by the Community Grants Program, Ecosource created four new community gardens that engaged over 4,000 volunteers and produced over 3,000 kg of fresh organic food.
- The City's Culture Division provided 37 grants to various Mississauga cultural groups and organizations.
- Total annual event attendance at Celebration Square was 596,448.
- 750,000 people engaged in environmental outreach through 40 community events and/or social media.
- A new environmental conditions website was launched.
- The City hosted its cleanest ever Canada Day celebration in Celebration Square.
- The first ever Green Fest was held at the Civic Centre.
- Fire inspectors responded to over 1,400 fire safety complaints.
- Suppression crews visited more than 30,000 residences to promote fire safety.
- Mississauga was selected to be the host for the 2016 Ontario Summer Games in August 2016.

- The City appointed its first ever poet laureate, Anna Yin.
- The City expanded the “ActiveAssist” Fee Assistance program to allow 2,500 more low-income households to receive a fee credit on recreational programs.
- The City launched the Mississauga International Partnership Program Committee to help attract foreign direct investment.
- There were 11,706,471 visits to the City’s recreation facilities in 2015.
- The Riverwood Conservancy’s Enabling Garden received a \$5,000 grant from the National Gardening Bureau.
- 128,100 hours of sports fields and 28,700 hours of park permits were booked in 2015.
- There were 20,000 course offerings and facilities were rented out to the community for more than 658,000 hours.
- The City maintained 7,711 acres (3,121 hectares) of parkland and open spaces, including 490 parks, 367 sports fields and 262 playgrounds.
- The Mississauga Library welcomed 4.75 million visitors, circulated approximately 6.4 million items and provided proctoring services for over 500 exams.
- The Recreation Division received a \$25,750 Ontario Legacy Equipment Grant to purchase parasport equipment.
- A ParaSport Try It Event took place as part of National Access Awareness Week.
- Mississauga Council approved more than \$3 million in funding for community culture, festivals, recreation and environment programs.
- There were over 53 million MiWay boardings in 2015.
- MiWay delivered an additional 45,600 hours of service in 2015.
- Customers contacted the MiWay customer service line over 300,000 times in 2015.
- MiWay launched a new mobile site that offers alerts and a trip planner.
- The Mississauga Road App provides instant access to City-wide road conditions.
- MiWay, in partnership with Brampton Transit, introduced the Dixie Express/Route 185.
- City Council approved a six-month pilot program offering \$1 cash fare to seniors during off-peak hours.
- More than 3,700 people rode in the Tour de Mississauga, a one-day free ride organized by Mississauga’s Cycling Advisory Committee.
- A new Traffic Management Centre was completed to monitor and proactively mitigate traffic-related situations.
- Entrepreneurs started 21 businesses in 2015, including 19 by young entrepreneurs.
- There were 249 new and renewal business registrations in 2015.
- There were 68,999 in-court appearances for the Prosecution Unit.



- The City received a commitment of full provincial funding up to \$1.4 billion for the Hurontario Light Rail Transit (LRT) project.
- The Frontier Centre for Public Policy's report ranked Mississauga first among Canadian cities in transparent financial reporting.
- Mississauga launched Pingstreet – a free mobile app for accessing municipal information from a smartphone.
- Mississauga is the first municipality to integrate Pingstreet and 3-1-1 services.
- The City received the Government Finance Officers Association (GFOA) Financial Report Award for the 18th consecutive year and the Distinguished Budget Award for the 26th consecutive year.
- The City earned its 12th consecutive "AAA" credit rating from Standard and Poor's Rating Service (S&P).

- Toronto Region Conservation Authority (TRCA) recognized Mississauga City Hall as one of Canada's top three energy efficient city hall buildings.
- The City received Energy Management Awards and Energy Awareness E-Learning Recognition Awards for green initiatives.
- The Civic Centre, community centres and libraries received the City's Eco-certification for waste reduction and energy conservation efforts.
- Transform Awards North America recognized the City with a Gold Level Award for Best Strategic/Creative Development of a New Brand.
- Materiel Management received the Outstanding Agency Accreditation Achievement Award from the National Institute of Government Purchasing (NIGP).
- The City's Geomatics group won an Innovative Management Practices Award from the Ontario Good Roads Association (OGRA) and Ontario Roads Coalition (ORC).
- The City reached 1.189 billion readers through traditional media in 2015.
- The number of followers on the City's Twitter site was 29,417, an increase of 154 per cent over 2014.
- The total reach of the Facebook page was 303,219, an increase of 184 per cent over 2014.
- \$45,000 of online e-commerce transactions were completed each day.
- The ePlans system for online building permit and site plan approvals was launched as a pilot project.
- The City issued permits for \$1.3 billion in construction – a 10 per cent increase over 2014.
- At year-end, 5.8 million sq. ft. of industrial, commercial and institutional (ICI) development was under application, the equivalent of three Square One shopping centres.

- Celebration Square was a nominee in the “Great Public Spaces in Canada” contest and won the Heritage Mississauga Architectural Award (“The Credits”).
- The MacEwan Terrace Garden at Riverwood and the Credit River Parks Strategy won The Canadian Society of Landscape Architects Regional Awards of Merit.
- Hershey Centre became home of the Raptors 905, Canada’s first NBA development league team.
- The Holcim Waterfront Estate received the Lieutenant Governor’s Ontario Heritage Trust Award for Excellence.
- The City received the Communities in Bloom Award for Urban Forestry.
- Mississauga Fire and Emergency Services (MFES) finished second overall at the Ontario Vehicle Rescue Challenge.
- Mississauga Real Estate Board awarded nine firefighters the 2015 Firefighters of the Year Award for their response to a massive explosion at 2797 Thamesgate Dr. on April 23, 2014.
- The City’s One Million Trees program reports 52,000 trees planted in 2015.
- The Lean pilot project for Parks staff helped reduce public inquiries regarding waste pick-up by 25 per cent.
- Over 9,800 volunteers contributed more than 100,000 volunteer hours to the City’s community service programs.
- Fire and Emergency Services won the Diversity and Inclusion Award from Fire Service Women Ontario.
- \$1.1 million in capital costs will be saved as a result of a partnership between the City and the Region of Peel to build a new bridge in Park 505 (6545 Creditview Road, Ward 11).
- The Insurance Claim Reserve was reduced by \$10 million.
- The City expanded its administrative penalty system, freeing up court time over By-law infraction matters.
- Four members of the Mississauga community received the Accessibility for Ontarians with Disabilities (AODA) 10th Anniversary Champion Award.
- MiWay won a Canadian Urban Transit Association Award for the Transitway campaign and outreach event.
- The City won a 2015 Canadian Public Works Association National Public Works Week Award for the third consecutive year.
- The City received the Bruce Brunton Award during the 2015 Ontario Public Works Association (OPWA) National Public Works Week.
- Janice Baker, City Manager and Chief Administrative Officer received a long-service award for more than 25 years of service in the municipal sector from the Canadian Association of Municipal Administrators (CAMA).
- The City received awards from the International Economic Development Council for the WinTheHumanRace.ca microsite, and for business videos targeting small business and business attraction.
- The City received four awards from the Financial Times’ fDi (foreign direct investment) magazine’s American Cities of the Future for 2015/16.



Maintaining Our Infrastructure

- Streetsville Square won an Ontario Builders Award from the Ontario General Contractors Association.
- The City's new fire station, built to LEED Gold standards and co-located with a new Peel Regional Paramedic Services Satellite Station, received High Performance New Construction recognition by the Government of Ontario.
- The Province pledged \$450,000 to fund the Lakeview Waterfront Pier Revitalization project.
- The City received the Architectural Heritage Award at the annual "The Credits" gala hosted by Heritage Mississauga.
- Malton Village Park was developed with accessible seating, tactile warning plates at curb cuts and other features.
- Four playgrounds were upgraded with accessibility features.
- Over 79 parks received accessible seating and benches.
- Accessibility improvements were included in seven building renovation projects.

- Fifteen automatic door operators were installed at the Huron Park Recreation Centre, Burnhamthorpe Community Centre and the Civic Centre.
- Four intersections were outfitted with audible/accessible pedestrian signals.
- The City completed the Central Library's skylight improvement project.
- The City received the Ontario Public Works Association 2015 Award for Technical Innovation for the Lisgar Basement Water Infiltration Investigation.
- The River Grove Community Centre project received the 2015 AWMAC Architectural Woodward Award.
- More than four kilometres of park trails and four pedestrian bridges were rehabilitated.
- Garcia and McCracken Community Parks were opened.
- Two new tennis courts and pedestrian bridges were constructed.
- Three parks including Clarkson Gateway/ Twin Spruce, Manor Hill and Petro Canada Parks were redeveloped and refreshed.
- Ten sport fields, three community play sites, four tennis courts and two spray pads were redeveloped and upgraded.
- The City was awarded \$50,000 from the Enabling Accessibility Fund to upgrade playgrounds at Westacres Park, Aquinas Park, Lake Wabukayne Park and Churchill Meadows Community Common.
- The City partnered with Maple Leaf Sports and Entertainment MLSE Foundation to construct a multisport court in Colonial Terrace.
- 12,500 trees were removed from City streets and parks and 23 woodlots received maintenance as per the Emerald Ash Borer Management Plan.
- 27,000 City-owned trees were pruned and/or watered.

- 22.75 hectares (56.22 acres) of open space were acquired for the development of parkland, including 0.7 hectares of Greenbelt lands.
- 2.7 km of downtown boulevards, valued at \$2.97 million, were constructed by developers.
- The Community Services Department negotiated parkland dedication at the intersection of Hurontario Street and Elm Drive.
- The Downtown Growth Area Parkland Provision Strategy was completed.
- 15 kilometers of new cycling infrastructure were constructed.
- There were 7,383.58 tonnes of leaves collected.
- The City inspected 3,069 kilometres of sidewalks.
- The City used 674 tonnes of asphalt for road maintenance.
- The City used 70,568 tonnes of salt for winter road maintenance.
- The City completed three intersection improvements and installed seven new traffic signals.
- The City replaced 824 metres of noise barriers.
- Three bridges were rehabilitated.
- Seventeen new bus shelters and 411 bus pads were added.
- Over 2,000 bus stops were updated with MiWay brand signage.
- Terminal upgrades and bus shelter installations were completed at four locations. A new terminal was built at Humber College.



Message from the Director of Finance and Treasurer

The City of Mississauga is pleased to present its Financial Report for the year ended December 31, 2015. This report has been prepared in accordance with the Municipal Act and based on the reporting standards set by the Chartered Professional Accountants (CPA) Canada Public Sector Accounting Board.

This Financial Report communicates to stakeholders, residents and local businesses the City's 2015 financial performance, and related information regarding significant financial policies and processes. The 2015 financial results continue to demonstrate Mississauga's legacy of strong leadership and excellence in financial planning and fiscal prudence.

Both the City of Mississauga and the Region of Peel provide municipal services to Mississauga taxpayers. The Region is exclusively responsible for garbage collection and disposal, water treatment and distribution, waste water services, police services and social services. The City of Mississauga's financial statements do not include Regional services.

Guided by the 2015 Business Plan and Budget, the City of Mississauga finished the year in good financial shape

thanks to prudent financial management and capable operating performance.

Efficiencies and cost savings of \$6.2 million allowed the City to keep its 2015 property tax increase low without compromising services or service levels. The increase to Mississauga property owners on their total tax bill was 2.3 per cent, of which 1.3 per cent was the City's portion, and one per cent covered amounts for the Region of Peel and education.

The City did a lot with its budget for 2015:

- In addition to funding existing services at existing levels, during 2015 the City increased MiWay service significantly. MiWay added 45,600 hours of service for riders. Mississauga also proudly hosted the Pan Am and Parapan Am Games in July and August, bringing athletes and visitors from around the world to experience our thriving city.
- Our City's infrastructure is its backbone. The value of our infrastructure assets in 2015 was approximately \$8.0 billion (net book value). To remain resilient, manage associated debt responsibly and plan for the future, Mississauga again budgeted and collected a dedicated capital infrastructure and debt repayment levy in 2015 as part of the overall tax levy.
- Built infrastructure is not our only infrastructure asset. Our trees and forests bring aesthetic, environmental, and real value to our city. Ash trees account for about 10 per cent of Mississauga's 2.1 million trees, and they are vulnerable to the highly destructive Emerald Ash Borer. 2015 marked the third year of our planned ten-year program to manage the impact of this devastating pest. We spent \$7.7 million in 2015, bringing spending to date to \$12.1 million. The planned total expenditure is \$51 million over the program's expected 10-year life. A dedicated levy also supports this program.

- To manage its infrastructure assets now and in the future, Mississauga uses debt very conservatively. In 2015 the City issued \$40 million of debt to help fund capital investments, bringing the City's total debt balance to \$110.8 million at year end. This level of debt is significantly below the debt capacity limits specified in provincial regulation.

Our fiscal prudence is recognized, and valuable. 2015 marked the twelfth consecutive year for which Mississauga has maintained an AAA credit rating from Standard & Poor's Ratings Services. This highest possible credit rating allows the City to borrow at a lower cost and also to invest in financial instruments that will earn a higher rate of return for the City.

The City's assets include 90 per cent ownership of Enersource, the electricity provider for Mississauga. In 2015, that equity had a value of \$267.0 million, and it contributed \$18.2 million in annual earnings. The City also received a \$14.4 million dividend for their investment in Enersource.

The City of Mississauga is fundamentally committed to delivering the right services to its residents, businesses and institutions in a fiscally prudent manner. While the City continues to face pressures due to inflation, demand to expand transit services, emergency response to extreme weather events, and the need to maintain capital infrastructure investments, we believe our property tax rates and services represent good value for money. We look forward to another year of operational and financial success in 2016.



Jeffrey J. Jackson, MBA, CPA, CA
Director of Finance and Treasurer
City of Mississauga
April 14, 2016



Financial Management Processes

Internal Control Management

Management maintains appropriate systems of internal and administrative controls designed to provide reasonable assurance that transactions are executed in accordance with proper authorization, that assets are properly accounted for and safeguarded, and that financial information produced is relevant and reliable.

Internal Audit

Internal Audit is an independent, objective assurance and consulting activity established at the City to improve operations. Internal Audit's mission is to assist the City in accomplishing its objectives by bringing a systematic, disciplined approach to evaluating City management processes. Internal Audit assesses the City's risk management, control and governance processes to determine whether these processes are adequate and functioning effectively.

External Audit

The role of the external auditor, KPMG LLP, is to present an independent opinion on the fair presentation of the City's financial position and operating results as contained in the Financial Report, confirming that the statements are free from material misstatements. It is the responsibility of the auditor to advise management and the Audit Committee of any control or operational issues that may be identified during their audit procedures.

City Business Planning

To address significant budget, economic and political pressures in recent years, the City of Mississauga utilizes a corporate-wide, business planning process. The end result is better integration of Mississauga's strategic priorities and programs, services, budgets and annual work plans.

Financial Statement Preparation

City of Mississauga management is responsible for all information contained in the annual Financial Report. These financial statements and accompanying notes have been prepared using reasonable limits of materiality and within the framework of the accounting principles and disclosure requirements of the Chartered Professional Accountants (CPA) Accounting Standards Manual.

Audit Committee

The Audit Committee is comprised of four members of Council, appointed annually by Council including the Mayor as an ex-officio member. The Audit Committee provides a focal point for communications between Council, the external auditor, the internal auditor and management, and facilitates an impartial, objective and independent review of management practices through the internal and external audit functions.

User Pay Philosophy

With the City's only major funding source being property taxation, Mississauga continues to implement its 'User Pay' philosophy where appropriate to do so, to fund service costs. Development is slowing down and as a result, development related revenues are declining and tax base growth is slowing. The City will continually need to review user fees to balance service and tax pressures.

2015

Financial Year In Review



2015 Consolidated Financial Statement Overview

The City of Mississauga's consolidated financial statements have been prepared in accordance with the Municipal Act and based on the reporting standards set by the Public Sector Accounting Board (PSAB) of the Chartered Professional Accountants of Canada (CPA Canada).

There are four required consolidated financial statements: consolidated statement of financial position, consolidated statement of operations, consolidated statement of change in net financial assets, and consolidated statement of cash flows. These consolidated financial statements provide information on the cost of all the City activities, how they were financed, investing activities and the assets and liabilities of the City. The information also reflects the full nature and extent of the City's financial affairs similar to a private sector financial statement presentation.

The following is a high level overview of the 2015 financial results of the City.

Consolidated Statement of Financial Position

The consolidated statement of financial position highlights four key figures that together describe the financial position of a government:

(a) Cash resources of the government, (b) net financial asset position calculated as the difference between financial assets and financial liabilities, (c) non-financial assets that are normally held for service provision such as tangible capital assets, (d) accumulated surplus/deficit (or in private sector terms, retained earnings as there are no shareholder contributions or distributions).

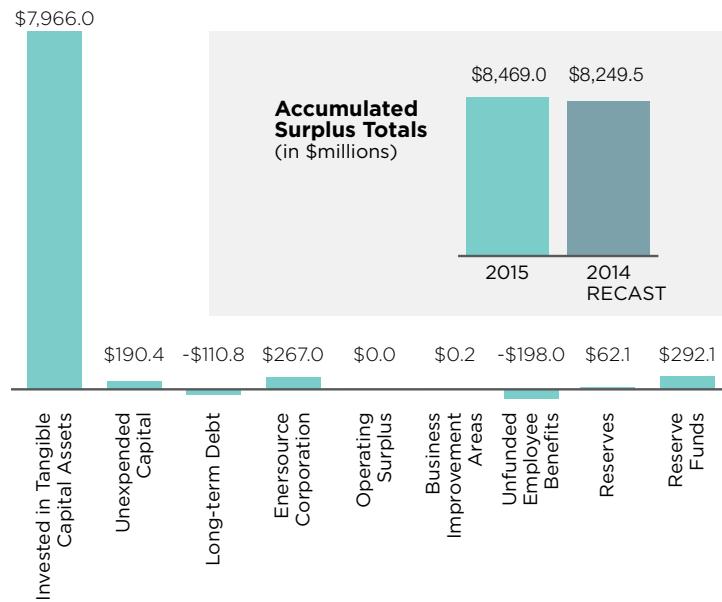
Although the City continues to manage its financial operations through various funds such as the Operating Fund, the Capital Fund, the Reserves and the Reserve Funds, in accordance with PSAB, these funds are no longer reported in the consolidated financial statements and have been replaced by Accumulated Surplus. The Accumulated Surplus summarizes the Corporation's consolidated equity which identifies the financial position, including tangible capital assets, and financial resources of the City.

Accumulated Surplus

The City's accumulated surplus for fiscal year 2015 is \$8.469 billion (2014 \$8.249 billion). The City's 2015 accumulated surplus (Note 11) is comprised of the following balances:

- **Investment in tangible capital assets of \$7.966 billion;**
- **Unexpended capital of \$190.4 million;**
- **Investment in Enersource Corporation of \$267.0 million;**
- **Reserves of \$62.1 million;**
- **Reserve Funds of \$292.1 million;**
- **Unfunded employee benefits and other liabilities of (\$198.0) million;**
- **Long-term debt of (\$110.8) million.**

2015 Accumulated Surplus Breakdown
(in \$millions)



The City is a 90 per cent shareholder in Enersource Corporation. Enersource's consolidated financial statements were prepared in accordance with International Financial Reporting Standards (IFRS).

The City's 2015 Investment in Enersource Corporation is \$267.0 million (2014 \$263.2 million), an increase of \$3.8 million from the prior year.

This increase is attributed to the City's \$18.2 million share of Enersource's net income less a \$14.4 million dividend payment received from Enersource in 2015. Enersource adopted IFRS beginning in 2011.

Investment in Enersource Corporation
(in \$millions)



Net Financial Assets

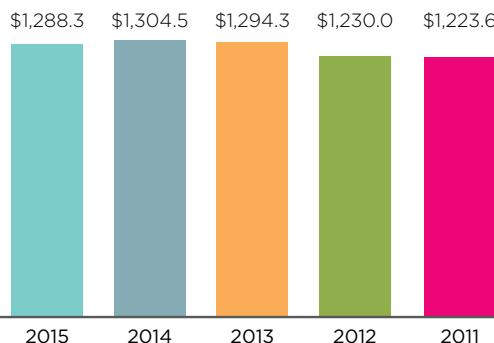
In 2015, the City's Net Financial Assets were \$491.9 million (2014 \$375.5 million), an increase of \$116.4 million from the prior year.

Financial Assets

Financial assets in 2015 were \$1.288 billion (2014 recast \$1.304 billion), a decrease of \$16.0 million from the prior year.

- **Cash, short-term investments, and long-term investments at 2015 yearend were \$921.8 million (2014 \$921.2 million), an increase of \$0.6 million.**
 - The timing of payments at year end impacted the cash/investment and liability positions.
- **Taxes receivable in 2015 were \$41.5 million (2014 \$40.3 million), an increase of \$1.2 million.**
- **Accounts receivable in 2015 were \$55.2 million (2014 \$77.0 million), a decrease of \$21.8 million.**
 - The \$21.8 million decrease primarily relates to lower school board receivables for property tax settlements versus the prior year.
- **Loans and other receivables in 2015 were \$2.4 million (2014 \$2.5 million).**
- **Inventories for resale in 2015 were \$0.3 million (2014 \$0.4 million).**
- **Investment in Enersource Corporation in 2015 was \$267.0 million (2014 \$263.2 million), an increase of \$3.8 million from the prior year.**

Financial Assets Summary (in \$millions)



Financial Liabilities

Financial liabilities in 2015 were \$796.4 million (2014 \$929.0 million), a decrease of \$132.6 million from the prior year.

- **Accounts Payable liabilities in 2015 were \$173.5 million (2014 \$184.0 million), a decrease of \$10.5 million representing various liability accounts.**
 - The timing of payments at year end impacted the cash/investment and liability positions.
- **Deferred revenue-general in 2015 was \$7.7 million (2014 \$7.0 million), an increase of \$0.7 million.**
 - The increase was primarily due to general fluctuations in various departmental deferred revenue accounts.
- **The deferred revenue-obligatory reserve funds in 2015 were \$306.5 million (2014 \$458.6 million), a decrease of \$152.1 million.**
 - Provincial public transit funds in 2015 were \$14.4 million (2014 \$99.4 million), a decrease of \$85.0 million.

- Federal public transit funds in 2015 were \$1.8 million (2014 \$38.4 million), a decrease of \$36.6 million.
 - Provincial gas tax funds in 2015 were \$17.9 million (2014 \$15.0 million), an increase of \$2.9 million.
 - Federal gas tax funds in 2015 were \$59.5 million (2014 \$65.2 million), a decrease of \$5.7 million.
 - Parkland funds in 2015 were \$58.4 million (2014 \$65.4 million), a decrease of \$7.0 million.
 - Development Charge funds in 2015 were \$153.8 million (2014 \$175.1 million), a decrease of \$21.3 million.
 - Bonus Zoning funds in 2015 were \$0.6 million (2014 \$0.2 million), an increase of \$0.4 million.
- **Employee benefits and other liabilities in 2015 were \$198.0 million (2014 \$198.7 million), a decrease of \$0.7 million.**
- Other liabilities decreased by \$5.3 million primarily because of insurance assessment changes due to changing insurance legislation.
 - Section 14 development charge credit liabilities increased by \$0.8 million as a result of the bi-annual indexing.
 - Post employment liabilities, including sick leave and WSIB increased by \$2.8 million due to changes in actuarial assessments.
 - Vacation pay liabilities increased by \$0.5 million.
 - Other liability assessments accounted for the balance of the change.
- **Long-term debt in 2015 was \$110.8 million (2014 \$80.8 million), an increase of \$30.0 million.**
- \$40.0 million of new debt was added in 2015.

Financial Liabilities Summary (in \$millions)



Non-Financial Assets

Non-financial assets in 2015 were \$8.0 billion (2014 \$7.9 billion). Non-financial assets are comprised primarily of tangible capital assets. Inventory of supplies and prepaid expenses make up the balance of the change.

Consolidated Statement of Operations

The consolidated statement of operations reports the annual surplus/ (deficit) from operations during the accounting period. The statement shows the cost of providing the City's services, the revenues recognized in the period and the difference between them.

Revenues

Total revenues in 2015 were \$993.1 million (2014 \$781.2 million), an increase of \$211.9 million.

→ **Taxation revenues (property taxes and taxation from other governments) in 2015 were \$446.6 million (2014 \$428.3 million), an increase of \$18.3 million.**

- The City had an assessment growth of 0.66 per cent in 2015.
- City Council approved the 2015 Budget which provided for a 4.0 per cent average property tax rate increase on the City's portion of the total tax bill, which includes 2.0 per cent for the Capital Infrastructure and Debt Repayment Levy. This increase equates to an average 1.3 per cent increase on the total residential tax bill.

→ **User charges in 2015 were \$192.0 million (2014 \$179.2 million), an increase of \$12.8 million from the prior year.**

- Fees and user charge revenues in 2015 were \$57.0 million (2014 \$47.4 million), an increase of \$9.6 million over the prior year.
 - Recreation program fees increased by \$1.7 million from the prior year.
 - Works fees increased by \$1.9 million from the prior year.
 - Capital project related fees increased by \$2.2 million from the prior year.
 - Other departmental miscellaneous user fees accounted for the balance of the increase.
- Transit fares in 2015 were \$75.2 million (2014 \$74.1 million), an increase of \$1.1 million from the prior year.
 - Total 2015 revenue riders were 37.46 million; the 2014 total was 36.61 million.
 - The 2 per cent increase in riders and a fare increase resulted in a revenue increase of \$1.1 million over 2014.
- Golf green fees in 2015 were \$2.9 million (2014 \$2.7 million), an increase of \$0.2 million from the prior year.

- License and permit revenues in 2015 were \$15.7 million (2014 \$16.1 million), a decrease of \$0.4 million over the prior year.

- Building permit revenues in 2015 were \$10.3 million (2014 \$11.0 million), a decrease of \$0.7 million over the prior year.
 - Other departmental license and fee increases offset the decrease.
- Rents and concession fees in 2015 were \$21.4 million (2014 \$21.5 million), a decrease of \$0.1 million from the prior year.
- Fine revenues in 2015 were \$19.8 million (2014 \$17.3 million), an increase of \$2.5 million from the prior year.
 - By-law and enforcement fines in 2015 were \$10.1 million (2014 \$7.6 million), an increase of \$2.5 million.

→ **Recovery charges in 2015 were \$21.1 million (2014 \$26.9 million), a decrease of \$5.8 million from the prior year.**

- Operating-related recoveries increased by \$1.4 million from the prior year.
- Capital project related recoveries decreased by \$7.2 million from the prior year.

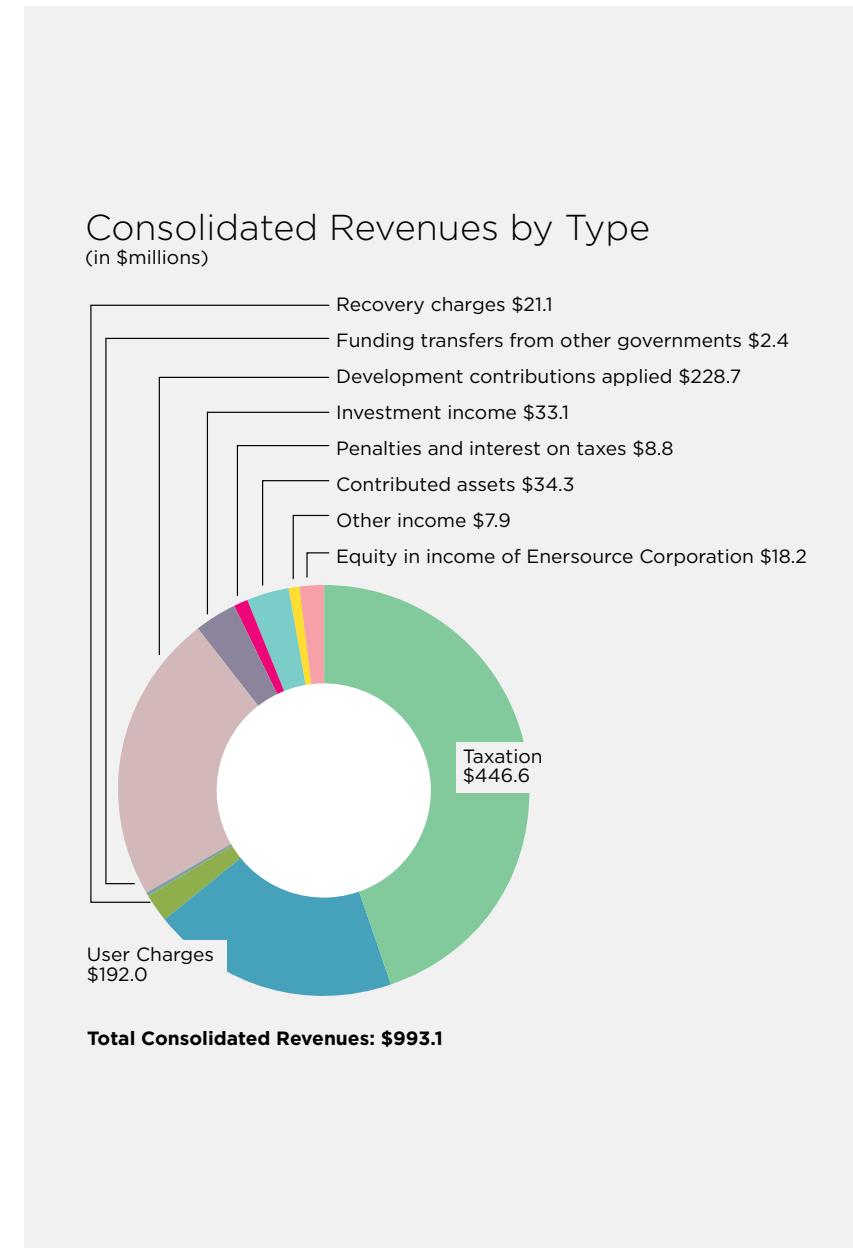
→ **Funding transfers from other governments in 2015 were \$2.4 million (2014 \$3.0 million), a decrease of \$0.6 million from the prior year.**

→ **Development and other government contributions applied in 2015 were \$228.7 million (2014 \$58.0 million), an increase of \$170.7 million from the prior year.**

- Expenditures on development-related capital projects in 2015 were up significantly from the prior year.
- Therefore, increased development and government contributions were applied against the expenditures and recognized as revenue from the deferred revenue-obligatory reserve funds in 2015.

→ **Investment income in 2015 was \$33.1 million (2014 \$35.8 million), a decrease of \$2.7 million.**

- **Penalties and interest earnings from overdue tax accounts in 2015 were \$8.8 million (2014 \$8.1 million), an increase of \$0.7 million from the prior year.**
- **Contributed Assets in 2015 were \$34.3 million (2014 \$26.7 million), an increase of \$7.6 million from the prior year.**
 - Contributed assets include land under roads, land under infrastructure, as well as general infrastructure (storm sewers, roads, pathways, streetlights, etc.) assumed by the City through development agreements.
- **Other revenues in 2015 were \$7.9 million (2014 \$12.5 million), a decrease of \$4.6 million from the prior year.**
 - The decrease is due to the change in one-time miscellaneous revenues from year to year.
- **The City's share of Enersource Corporation's net income in 2015 was \$18.2 million (2014 \$2.6 million), an increase of \$15.6 million from the prior year.**
 - From this net income amount, the City was paid a dividend of \$14.4 million in 2015 (2014 \$13.1 million).



Expenses

Expenses are broken down into major expense categories: labour and benefits, materials and supplies, contracted services, rents and financial expenses, transfer payments, and amortization. Total expenses in 2015 were \$773.6 million (2014 \$804.0 million), a decrease of \$30.4 million.

→ **Labour costs (salaries, wages and benefits) in 2015 were \$459.5 million (2014 \$451.8 million), an increase of \$7.7 million from the prior year.**

- Salary and wage costs in 2015 were \$374.1 million (2014 \$373.2), an increase of \$0.9 million.
 - Growth in the City's labour force for new and expanded services, labour contract settlements and pay adjustments, and increased benefit costs offset by labour gapping contributed to this increase.
- Fringe benefit costs in 2015 were \$89.3 million (2014 \$86.3 million), an increase of \$3.0 million.
- WSIB-related costs in 2015 were \$2.7 million (2014 \$2.2 million), an increase of \$0.5 million.
- Labour-related recoveries in 2015 were -\$14.3 million (2014 -\$12.0 million), an increase of -\$2.3 million.
- Other Labour-related adjustments in 2015 were 3.0 million (2014 -\$8.9 million), an increase of \$11.9 million.
 - This increase was primarily due to Fire labour settlement adjustments recorded in 2015 for the period 2011 to 2014.
- Employee benefits and other liabilities in 2015 were \$3.3 million (2014 \$4.5 million), a decrease of \$1.2 million.
 - These expenses are based on the changes in employee benefits and other liabilities in the Consolidated Statement of Financial Position.
 - This increase reflects the change in actuarial assessment, assumptions, and estimates from the previous year.
 - These are accrual-based expenses which are not included in the City's annual budget but included in the financial statement presentation.
- Labour operating expenses transferred from capital projects in 2015 were \$1.4 million (2014 \$2.4 million), a decrease of \$1.0 million.

→ **Long-term debt interest and fees in 2015 were \$2.1 million (2014 \$1.6 million), an increase of \$0.5 million.**

→ **Materials and supplies in 2015 were \$51.5 million (2014 \$56.1 million), a decrease of \$4.6 million from the prior year.**

- Transportation-related costs in 2015 were \$28.0 million (2014 \$30.0 million), a decrease of \$2.0 million from the prior year.
 - Diesel fuel accounted for \$4.5 million decrease in 2015.
 - Vehicle maintenance increased by \$2.1 million which offset the overall decrease.
 - Other transportation-related cost increases offset the overall decrease.
- Materials and supplies operating expenses in 2015 were \$18.2 million (2014 \$21.1 million), a decrease of \$2.9 million from the prior year.
 - General citywide departmental operating materials and supplies accounted for this overall increase.
- Materials and supplies operating expenses transferred from capital projects increased by \$3.7 million from the prior year. These expenses represent non-capitalized capital project costs from year to year.
- Other citywide materials and supplies cost increases offset the overall decrease.

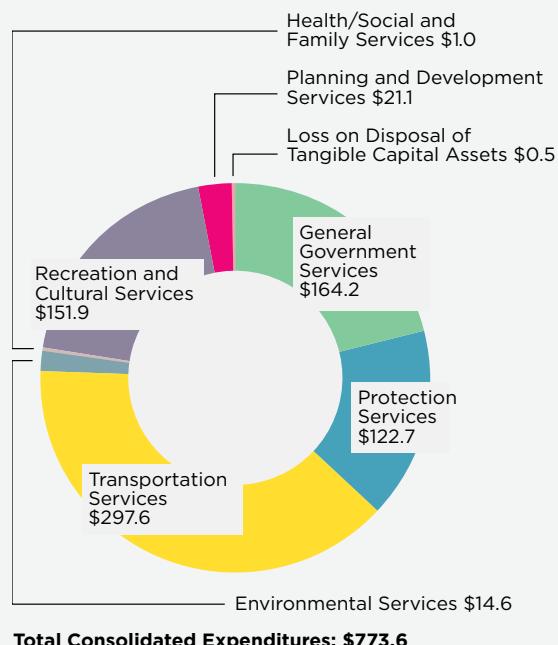
→ **Contracted services (including Capital expense transfers) in 2015 were \$67.2 million (2014 \$94.3 million), a decrease of \$27.1 million from the prior year.**

- Contracted services in 2015 were \$49.2 million (2014 \$59.5 million), a decrease of \$10.3 million from the prior year.
 - Contracted services for standby winter control in 2015 were \$5.1 million lower than the previous year due to decreased snowfall and events.
 - General maintenance contracts were \$6.0 million lower than the previous year.
 - Other citywide contracted services increases offset the balance of this decrease.
- Contracted service operating expenses transferred from capital projects in 2015 were \$18.0 million (2014 \$34.8 million), a decrease of \$16.8 million. These costs consisted of non-capitalized external recoverable expenses for Bus Rapid Transit (BRT) construction, various studies, etc.

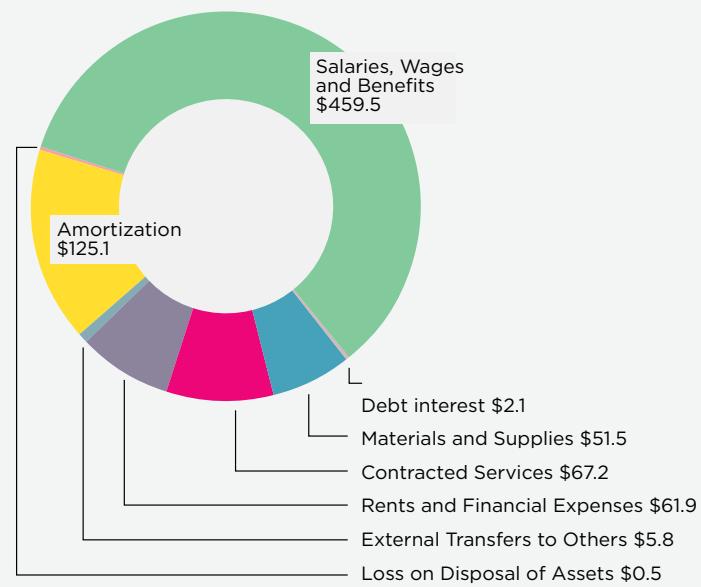
- Rents and financial expenses in 2015 were \$61.9 million (2014 \$67.6 million), a decrease of \$5.7 million from the prior year.
- Insurance-related expenses in 2015 were \$8.2 million (2014 \$6.6 million), an increase of \$1.6 million from the prior year.
 - The increase was primarily due to claim settlements.
 - Property tax adjustments in 2015 were \$4.2 million (2014 \$8.1 million), a decrease of \$3.9 million.
 - Other citywide financial expense increases accounted for the balance of the change.

- External transfers to others in 2015 were \$5.8 million (2014 \$5.5 million), an increase of \$0.3 million from the prior year.
- Loss on disposal of assets in 2015 was \$0.5 million (2014 \$2.3 million), a decrease of \$1.8 million.
- Amortization of tangible capital assets in 2015 was \$125.1 million (2014 \$124.7 million), an increase of \$0.4 million from the prior year.

Consolidated Expenses by Service
(in \$millions)



Consolidated Expenses by Type
(in \$millions)



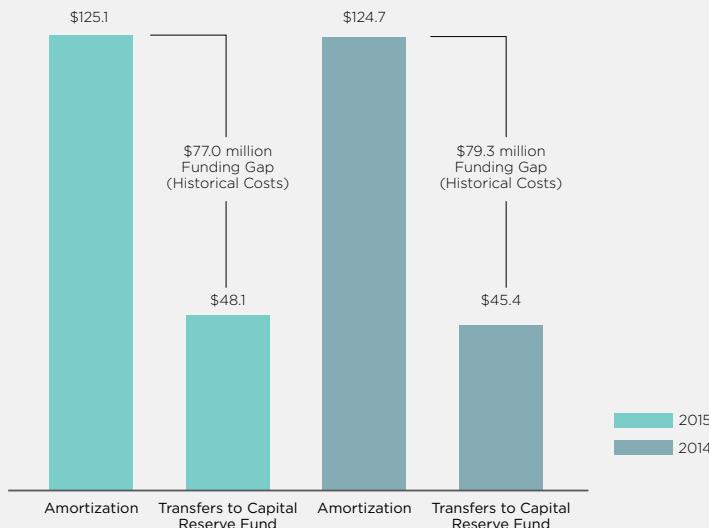
Consolidated Statement of Change in Net Financial Assets

The consolidated statement of change in net financial assets/(net debt) starts with the annual surplus/(deficit) and identifies changes in non-financial assets (i.e., tangible capital asset acquisition, amortization) that will utilize or add to the surplus amount to derive a net change in financial assets.

Consolidated Statement of Cash Flows

The consolidated statement of cash flows reports changes in cash and short-term investments resulting from operations and shows how the City financed its activities during the year and met its cash requirements.

Amortization versus Transfers to Capital Reserve Fund
(in \$millions)



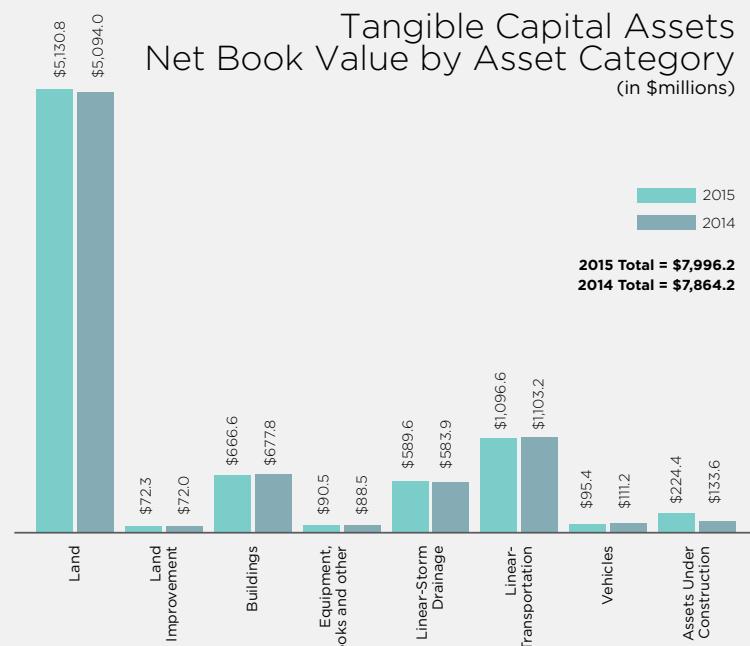
Tangible Capital Assets Overview

All City assets as at the end of 2015 have been inventoried, valued and recorded in an Asset Registry for accounting and reporting purposes.

The City's net book values of tangible capital assets at the end of 2015 were \$8.0 billion (2014 \$7.9 billion). Refer to Note #10 in the financial statements for a detailed breakdown of tangible capital asset activity for 2015.

Annual amortization expense in 2015 was \$125.1 million (2014 \$124.7 million).

Tangible Capital Assets
Net Book Value by Asset Category
(in \$millions)



RESERVES AND RESERVE FUNDS OVERVIEW

Although Reserves and Reserve Funds are not formally reported directly in the financial statements, they are a key area in the financial management and operations of the City. Reserves and Reserve Fund balances are consolidated within the Accumulated Surplus position on the Consolidated Statement of Operations. Refer to Note #11 in the financial statements for more Reserve and Reserve Fund information.

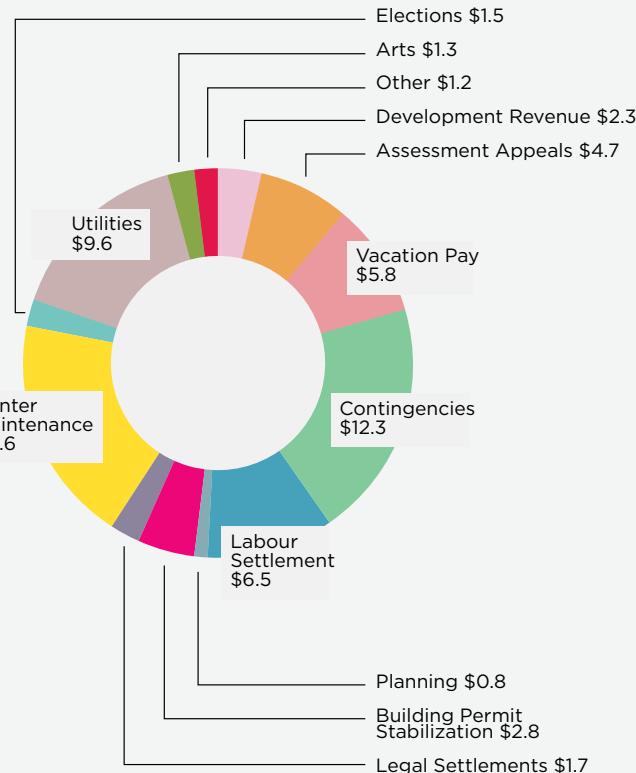
Reserves and Reserve Funds are established by Council. These funds are set aside to help offset future capital needs, obligations, pressures and costs. They are drawn upon to finance specific purpose capital and operating expenditures as designated by Council to minimize tax rate fluctuations due to unanticipated expenditure and revenue shortfalls and to fund ongoing programs (i.e., insurance and employee benefits).

Reserves and Reserve Fund balances at the end of 2015 totalled \$354.2 million (2014 \$333.3 million), an increase of \$20.9 million from the prior year. The Reserves and Reserve Fund totals do not include development charges and senior government grants that are reported as deferred revenue-obligatory reserve funds on the Statement of Financial Position.

Reserves

Reserves, which are discretionary in nature, are generally used to offset major fluctuations in operating costs/revenues or to fund future contingent liabilities. Total Reserves in 2015 were \$62.1 million (2014 \$45.1 million), an increase of \$17.0 million.

Reserves
(in \$millions)



Total Reserves: \$62.1

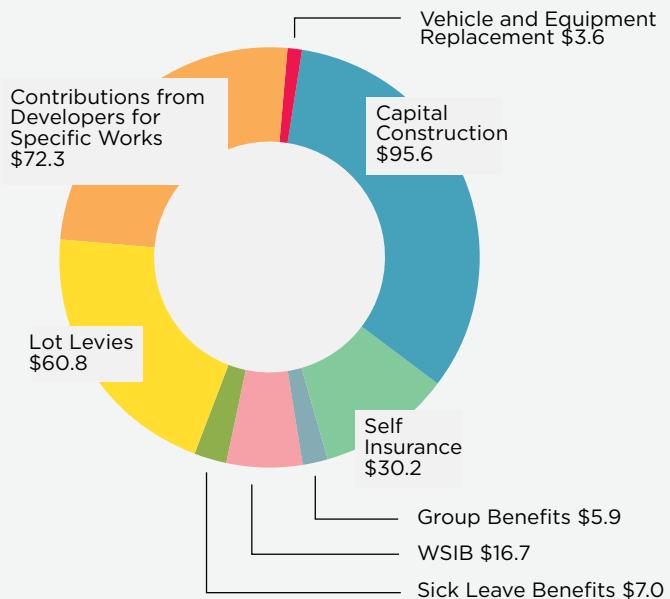
Reserve Funds

Reserve Funds are non-discretionary, segregated and restricted to meet specific identified purposes for the municipality. Total Reserve Funds in 2015 were \$292.1 million (2014 \$288.2 million), an increase of \$3.9 million from the prior year.

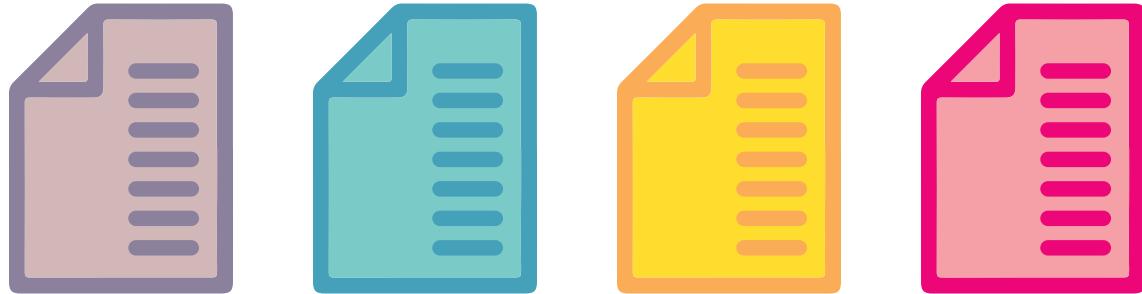
The Reserves and Reserve Funds will help the City meet projected expenditure needs in the upcoming years. However, draws on Reserves and Reserve Funds in future years to support our growing capital infrastructure and maintenance needs will reduce these balances and therefore reduce the total accumulated surplus.

This has been anticipated for many years, recognizing that as the City matured, infrastructure renewal would require increased funding. Additional funding support is needed from senior levels of government, as well as ongoing increased annual contributions from the operating funds, in order to help sustain and invest in new and replacement infrastructure.

Reserve Funds
(in \$millions)



Introduction to the Financial Statements



The accompanying Financial Statements have been prepared in accordance with the Municipal Act and based on the reporting standards set by the Chartered Professional Accountants (CPA) Accounting Board.

The Consolidated Financial Statements and all other financial information included within this Financial Report are the responsibility of the management of the City of Mississauga. The City's Financial Statements have been prepared in accordance with the accounting principles and disclosure requirements of the CPA Public Sector Accounting Standards Manual.

The Director of Finance and Treasurer is responsible for submitting audited financial statements annually to the Audit Committee and Council. These financial statements include the consolidated results of the City of Mississauga for the fiscal year ending December 31, 2015.

Finance staff are responsible for the coordination and completion of the annual financial statements in a timely, accurate and efficient manner, as well as providing support and related financial information to external auditors during the year-end audit.

The Consolidated Financial Statements of the City of Mississauga provide important information about the overall financial condition of the City. The purpose of the Consolidated Financial Statements is to present the effects of transactions of the City taking into consideration the accounting for all City Funds and associated City business enterprises. The financial statements should reflect the full nature and extent of the government's financial affairs.

The following audited financial statements have been included in this annual Financial Report:

- **City of Mississauga (Consolidated)**
- **Trust Funds of the City of Mississauga**

Financial Statements of
CITY OF MISSISSAUGA
(Consolidated)

Year Ended December 31, 2015

Independent Auditors' Report



To the Members of Council, Inhabitants and Ratepayers of The Corporation of the City of Mississauga

We have audited the accompanying consolidated financial statements of **The Corporation of the City of Mississauga**, which comprise the consolidated statement of financial position as at December 31, 2015, the consolidated statements of operations and accumulated surplus, change in net financial assets and cash flows for the year then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of consolidated 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 consolidated 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 consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on our judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the consolidated 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 consolidated 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 consolidated financial statements present fairly, in all material respects, the consolidated financial position of The Corporation of the City of Mississauga as at December 31, 2015, and its consolidated results of operations and accumulated surplus, its consolidated changes in net financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

A handwritten-style signature of "KPMG LLP" is written over a diagonal line. The "K" and "P" are capitalized, while "M" and "G" are lowercase. "LLP" is written in a smaller, uppercase font to the right of "KPMG".

Chartered Accountants,
Licensed Public Accountants
April 14, 2016
Toronto, Canada

CITY OF MISSISSAUGA

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

as at December 31, 2015 with comparatives for 2014 (All dollar amounts are in \$000)

FINANCIAL ASSETS	2015 \$	2014 \$
	(RECAST NOTE 2)	
Cash	37,983	73,353
Taxes receivable (Note 3)	41,532	40,319
Accounts receivable (Note 3)	55,195	76,977
Loans and other receivables (Note 4)	2,439	2,489
Inventories for resale	315	430
Investments (Note 5)	883,868	847,829
Investment in Enersource Corporation (Note 6)	266,959	263,158
Total Financial Assets	1,288,291	1,304,555
FINANCIAL LIABILITIES		
Accounts payable and accrued liabilities	173,490	183,983
Deferred revenue - general	7,663	6,951
Deferred revenue - obligatory reserve funds (Note 7)	306,507	458,614
Employee benefits and other liabilities (Note 8)	197,982	198,691
Long-term debt (Note 9)	110,785	80,807
Total Financial Liabilities	796,427	929,046
Net Financial Assets	491,864	375,509
NON-FINANCIAL ASSETS		
Tangible capital assets (Note 10)	7,966,189	7,864,199
Inventories of supplies	7,958	6,770
Prepaid expenses	2,997	2,978
Total Non-Financial Assets	7,977,144	7,873,947
Accumulated Surplus (Note 11)	8,469,008	8,249,456

The accompanying notes are an integral part of these consolidated financial statements.

CITY OF MISSISSAUGA

CONSOLIDATED STATEMENT OF OPERATIONS

for the year ended December 31, 2015 with comparatives for 2014 (All dollar amounts are in \$000)

REVENUES	BUDGET 2015 \$ (NOTE 18)	ACTUAL 2015 \$	ACTUAL 2014 \$ (RECAST NOTE 2)
Taxation (Note 12)	444,354	446,625	428,251
User charges	180,341	191,970	179,195
Recoveries from third parties	1,977	21,098	26,895
Funding transfers from other governments (Note 19)	1,599	2,458	3,048
Development and other contributions applied	-	228,687	58,047
Investment Income	26,069	33,082	35,778
Penalties and interest on taxes	8,080	8,848	8,064
Contributed assets	-	34,266	26,746
Other	15,801	7,852	12,485
Equity in income of Enersource Corporation (Note 6)	-	18,226	2,650
Total Revenues	678,221	993,112	781,159
EXPENSES			
General government services	141,574	164,177	184,928
Protection services	123,604	122,648	120,476
Transportation services	312,835	297,646	302,168
Environmental services	15,088	14,601	14,257
Health services	487	549	555
Social and family services	539	478	486
Recreation and cultural services	152,520	151,861	159,539
Planning and development services	20,706	21,095	19,268
Loss on disposal of tangible capital assets	-	505	2,307
Total Expenses	767,353	773,560	803,984
Annual Surplus/(Deficit)	(89,132)	219,552	(22,825)
Accumulated surplus, beginning of year	8,249,456	8,249,456	8,272,281
Accumulated Surplus, end of year (Note 11)	8,160,324	8,469,008	8,249,456

The accompanying notes are an integral part of these consolidated financial statements.

CITY OF MISSISSAUGA

CONSOLIDATED STATEMENT OF CHANGE IN NET FINANCIAL ASSETS

for the year ended December 31, 2015 with comparatives for 2014 (All dollar amounts are in \$000)

	BUDGET 2015 \$	ACTUAL 2015 \$	ACTUAL 2014 \$
Annual Surplus/(Deficit)	(89,132)	219,552	(22,825)
Acquisition of tangible capital assets	-	(242,823)	(333,007)
Amortization	130,583	125,144	124,736
Loss on disposal of tangible capital assets (Note 10)	-	505	2,307
Transfer of assets under construction	-	15,184	151,866
	41,451	117,562	(76,923)
Acquisition of inventory of supplies	-	(7,958)	(6,770)
Acquisition of prepaid expenses	-	(2,997)	(2,978)
Consumption of inventory of supplies	-	6,770	6,270
Use of prepaid expenses	-	2,978	3,114
Change in Net Financial Assets	41,451	116,355	(77,287)
Net Financial Assets, beginning of year	375,509	375,509	452,796
Net Financial Assets, end of year	416,960	491,864	375,509

The accompanying notes are an integral part of these consolidated financial statements.

CITY OF MISSISSAUGA

CONSOLIDATED STATEMENT OF CASH FLOWS

as at December 31, 2015 with comparatives for 2014 (All dollar amounts are in \$000)

	2015 \$	2014 \$
Cash Provided By (Used In): Operating Activities		
Annual surplus/(deficit)	219,552	(22,825)
Items Not Involving Cash		
Amortization of tangible capital assets	125,144	124,736
Loss on disposal of tangible capital assets	505	2,307
Contributed assets	(34,266)	(26,746)
Change in employee benefits and other liabilities	(709)	8,800
Equity in income of Enersource Corporation	(18,226)	(2,650)
Change in Non-Cash Assets and Liabilities		
Accounts receivable	21,782	(19,162)
Taxes receivable	(1,213)	(2,625)
Accounts payable and accrued liabilities	(10,493)	7,316
Deferred revenue - general	712	(387)
Deferred revenue - obligatory reserve funds	(152,107)	40,984
Inventories for resale	115	(28)
Inventories of supplies	(1,188)	(500)
Prepaid expenses	(19)	136
Net Change in Cash from Operating Activities	149,589	109,356

The accompanying notes are an integral part of these consolidated financial statements.

CITY OF MISSISSAUGA

CONSOLIDATED STATEMENT OF CASH FLOWS (CONTINUED)

as at December 31, 2015 with comparatives for 2014 (All dollar amounts are in \$000)

	2015 \$	2014 \$
CAPITAL ACTIVITIES		
Tangible capital asset additions	(208,557)	(306,261)
Transfer of assets under construction	15,184	151,866
Net Change in Cash from Capital Activities	(193,373)	(154,395)
INVESTING ACTIVITIES		
(Increase) decrease in investments	(36,039)	8,873
Decrease in loans and other receivables	50	699
Dividends from Enersource Corporation	14,425	13,114
Net Change in Cash from Investing Activities	(21,564)	22,686
FINANCING ACTIVITIES		
Issuance of long-term debt	40,000	36,607
Repayment of long-term debt	(10,022)	(5,800)
Net Change in Cash from Financing Activities	29,978	30,807
Net Change in Cash	(35,370)	8,454
Cash, beginning of year	73,353	64,899
Cash, end of year	37,983	73,353

The accompanying notes are an integral part of these consolidated financial statements.

City of Mississauga Notes to Consolidated Financial Statements

(All dollar amounts are in \$000)

The City of Misissauga is a municipality in the Province of Ontario, Canada. It conducts its operations guided by the provisions of provincial statutes such as the Municipal Act 2001, Planning Act, Building Code Act, Provincial Offences Act and other related legislation.

1. Significant Accounting Policies

The consolidated financial statements of The Corporation of the City of Mississauga (the “City”) are prepared by management in accordance with generally accepted accounting principles (“GAAP”) for local governments as recommended by the Public Sector Accounting Board (“PSAB”) of the Chartered Professional Accountants of Canada (“CPA Canada”). Significant aspects of the accounting policies adopted by the City are as follows:

a) Basis of consolidation

(i) Consolidated entities

The consolidated financial statements reflect the assets, liabilities, revenues and expenses of the reporting entity. The reporting entity is comprised of all organizations, committees and local boards accountable for the administration of their financial affairs and resources to the City and which are owned or controlled by the City except for the City’s Government Business Enterprise which is accounted for on the modified equity basis of accounting.

These entities and organizations include:

- City of Mississauga Public Library Board
- Clarkson Business Improvement Association

- Malton Business Improvement Area
- Port Credit Business Improvement Area
- Streetsville Business Improvement District Association

Inter-departmental and inter-organizational transactions and balances between these entities and organizations are eliminated.

(ii) Investment in a Government Business Enterprise

The City's investment in Enersource Corporation is accounted for on a modified equity basis, consistent with GAAP as recommended by PSAB for investments in Government Business Enterprises. Under the modified equity basis, the Government Business Enterprise's accounting policies are not adjusted to conform with those of the City, and inter-organizational transactions and balances are not eliminated. The City recognizes its equity interest in the annual income of Enersource Corporation in its consolidated statement of operations with a corresponding increase or decrease in its investment asset account. Any dividends that the City may receive from Enersource Corporation will be reflected as reductions in the investment asset account.

(iii) Accounting for Region and School Board transactions

The taxation, other revenues, expenses, assets and liabilities with respect to the operations of the Regional Municipality of Peel (“the Region”) and the school boards are not reflected in these consolidated financial statements.

(iv) Trust funds

Trust funds and their related operations administered by the City are not included in these consolidated financial statements. The Perpetual Care Fund and Election Trust Fund are not accounted for as part of the City's assets. The City acts as a trustee, investing and administering such funds, in accordance with regulations of the Funeral, Burial and Cremations Services Act and Municipal Elections Act.

b) Basis of accounting

The City follows the accrual method of accounting for revenues and expenses. Revenues are normally recognized in the year in which they are earned and measurable. Expenses are recognized as they are incurred and measureable as a result of receipt of goods or services and/or the legal obligation to pay.

c) Government transfers

Government grants are recognized in the consolidated financial statements as revenues in the period in which events giving rise to the transfer occur, providing the transfers are authorized, any eligibility criteria have been met, and reasonable estimates of the amounts can be made.

d) Taxation revenue

Taxation revenues are recorded at the time tax billings are issued. Additional property taxation revenue can be added throughout the year, related to new properties that become occupied, or that become subject to property taxation, after the return of the annual assessment roll used for billing purposes. The City may receive supplementary assessment rolls over the course of the year from MPAC, identifying new or omitted assessments. Property taxes for these supplementary and/or omitted amounts are then billed according to the approved tax rate for the property class.

e) Deferred revenue

Deferred revenues represent licenses, permits and other fees which have been collected, but for which the related services or inspections have yet to be performed. These amounts will be recognized as revenues in the fiscal year the services are performed.

f) Investment income

Investment income is reported as revenue in the period earned. When required by the funding government or related Act, investment income earned on deferred revenue is added to the investment and forms part of the deferred revenue balance.

g) Cash and cash equivalents

Cash and cash equivalents include cash and highly liquid investments with original dates to maturity of 90 days or less.

h) Land held for resale

Land held for resale is recorded at the lower of cost and net realizable value. Cost includes amounts for improvements to prepare the land for sale or servicing.

i) Investments

Investments consist of bonds and debentures with original dates to maturity of 91 days or longer and are recorded at amortized cost. Discounts and premiums arising on the purchase of these investments are amortized over the term of the investments. When there has been a loss of value that is other than a temporary decline in value, the respective investment is written down to recognize the loss in the consolidated statement of operations.

j) Employee future benefits

(i) The City provides certain employee benefits which will require funding in future periods. These benefits include sick leave, benefits under the Workplace Safety and Insurance Board (“WSIB”) Act, and life insurance, extended health and dental benefits for early retirees.

The costs of sick leave, benefits under WSIB Act and life insurance, extended health and dental benefits are actuarially determined using management's best estimate of salary escalation, accumulated sick days at retirement, insurance and health care cost trends, long-term inflation rates and discounted rates.

For self-insured retirement and other employee future benefits that vest or accumulate over the periods of service provided by employees, such as retirement gratuities, compensated absences and health, dental and life insurance benefits for retirees, the cost is actuarially determined using the projected benefits method prorated on service. Under this method, the benefit costs are recognized over the expected average service life of the employee group. Any actuarial gains and losses related to the past service of employees are amortized over the expected average remaining service life of the employee group.

For those self-insured benefit obligations that arise from specific events that occur from time to time, such as obligations for workers' compensation and life insurance and health care benefits for those on disability leave, the cost is recognized immediately in the period when

the events occur. Any actuarial gains or losses that are related to these benefits are recognized immediately in the period they arise.

(ii) The costs of multi-employer defined benefit pension plan, such as the Ontario Municipal Employees Retirement System ("OMERS") pensions which is accounted for as a defined contribution plan, are the employer's defined contributions to the plan in the period.

k) Contaminated sites

Contaminated sites are defined as the result of contamination being introduced that exceeds an environmental standard.

A liability for remediation of contaminated sites is recognized, net of any expected recoveries, when all of the following criteria are met:

- (i) an environmental standard exists
- (ii) contamination exceeds the environmental standard
- (iii) the organization is directly responsible or accepts responsibility for the liability
- (iv) future economic benefits will be given up, and
- (v) a reasonable estimate of the liability can be made.

I) Non-financial assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They are not intended for sale in the ordinary course of operations.

(i) Tangible capital assets

Tangible capital assets are recorded at cost which includes amounts that are directly attributed to acquisition, construction, development or betterment of the asset. The cost, less residual value, of the tangible capital assets, excluding land, are amortized on a straight-line basis over their useful lives as follows:

ASSET	USEFUL LIFE - YEARS
Land	Unlimited
Land improvements	15-20
Buildings	40-50
Equipment, books and other	5-40
Linear – storm drainage	25-100
Linear – transportation	15-100
Vehicles	10-20

Annual amortization is charged in the year of acquisition and in the year of disposal. Assets under construction are not amortized until the asset is available for productive use.

(ii) Contributions of tangible capital assets

Tangible capital assets received as contributions are recorded at their fair market value at the date of receipt and also are recorded as revenue.

(iii) Works of art and cultural and historic assets

Works of art and cultural and historic assets are not recorded as assets in these consolidated financial statements.

(iv) Interest capitalization

The City may capitalize interest costs associated with the acquisition or construction of tangible capital assets.

(v) Leased tangible capital assets

Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as leased tangible capital assets. All other leases are accounted for as operating leases and the related payments are charged to expenses as incurred.

(vi) Inventories of supplies

Inventories of supplies held for consumption are recorded at the lower of cost and replacement cost.

m) Use of estimates

The preparation of consolidated 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 consolidated financial statement, and the reported amounts of revenues and expenses during the period. Significant estimates and assumptions include allowance for doubtful accounts for certain accounts receivable, carrying value of tangible capital assets, provisions for accrued liabilities and obligations related to employee future benefits.

Actual results could differ from these estimates.

n) Adoption of budgets

The 2015 operating and capital budgets, as approved by Council, were adopted by the City at the February 11, 2015 meeting.

o) Adoption of new accounting policy

The City adopted PSAB Standard PS 3260 Liability for Contaminated Sites effective January 1, 2015. Under PS 3260, contaminated sites are defined as the result of contamination being introduced in air, soil, water or sediment of a chemical, organic or radioactive material or live organism that exceeds an environmental standard. This standard relates to sites that are not in productive use and sites in productive use where an unexpected event resulted in contamination. The City adopted this standard on a prospective basis. The adoption of this standard as at January 1, 2015 was inconsequential to the 2015 consolidated financial statements.

p) Future accounting pronouncements

These standards and amendments were not effective for the year ended December 31, 2015, and have therefore not been applied in preparing these consolidated financial statements. Management is currently assessing the impact of the following accounting standards updates on the future consolidated financial statements.

(i) PS 3210, Assets, provides a definition of assets and further expands that definition as it relates to control. The standard also includes some

disclosure requirements related to economic resources that are not recorded as assets to provide the user with better information about the types of resources available to the public sector entity. This standard is effective for fiscal periods beginning on or after April 1, 2017 (the City's December 31, 2018 year-end).

(ii) PS 3320, Contingent Assets, defines contingent assets and outlines two basic characteristics of contingent assets: (a) an existing condition or situation that is unresolved at the financial statement date, (b) an expected future event that will resolve the uncertainty as to whether an asset exists. The standard also has specific disclosure requirements for contingent assets when the occurrence of the confirming event is likely. This standard is effective for fiscal periods beginning on or after April 1, 2017 (the City's December 31, 2018 year-end).

(iii) PS 3380, Contractual Rights, defines contractual rights to future assets and revenue. The standard requires that a public sector entity's contractual rights to certain types of revenue for a considerable period into the future or revenues that are abnormal in relation to the financial position or usual business operations should be disclosed in notes or schedules to the financial statements and should include descriptions about their nature and extent and timing. This standard is effective for fiscal periods beginning on or after April 1, 2017 (the City's December 31, 2018 year-end).

(iv) PS 2200, Related Party Disclosures, establishes related party disclosure requirements and defines related parties. This standard also specifies the information required to be disclosed including the type of transactions, amounts classified by financial statement category, the basis of measurement, and the amounts of any outstanding items, any contractual obligations and any contingent liabilities. The standard also requires disclosure of related party transactions that have occurred where no amounts have been recognized. This standard is effective for fiscal periods beginning on or after April 1, 2017 (the City's December 31, 2018 year-end).

(v) PS 3430, Restructuring Transactions, requires that assets and liabilities in restructuring transactions to be measured at their carrying amount. It also prescribes financial statement presentation and disclosure requirements. This standard is effective for fiscal periods beginning on or after April 1, 2018 (the City's December 31, 2019 year-end).

(vi) PS 3420, Inter-Entity Transactions, relates to the measurement of related party transactions and includes a decision tree to support the standard. Transactions are recorded at carrying amounts other than certain exceptions. This standard is effective for fiscal periods beginning on or after April 1, 2017 (the City's December 31, 2018 year-end).

(vii) PS 3450, Financial Instruments, establishes the standards on accounting for and reporting all types of financial instruments including derivatives. The effective date of this standard has recently been deferred and is now effective for fiscal periods beginning on or after April 1, 2019 (the City's December 31, 2020 year-end).

(viii) PS 2601, Foreign Currency Translation, establishes the standards on accounting for and reporting transactions that are denominated in a foreign currency. The effective date of this standard has been deferred and is now effective for fiscal periods beginning on or after April 1, 2019 (the City's December 31, 2020 year-end). Earlier adoption is permitted. A public sector entity adopting this standard must also adopt the new financial instruments standard.

2. Recast of Prior Year Comparative Figures

The 2014 Tangible Capital Asset inventories, presented in the 2015 Consolidated Financial Statements have been adjusted to reflect an immaterial correction of an understatement of land in prior years.

The amount previously reported as tangible capital assets as at December 31, 2014 has been increased by \$21,678.

The impacts of these changes have been recorded retrospectively and prior periods have been recast as follows:

	\$
Accumulated surplus at January 1, 2014	
Accumulated surplus, as previously reported	8,250,603
	21,678
Accumulated surplus, as recast	8,272,281
Accumulated surplus at December 31, 2014	
Accumulated surplus, as previously reported	8,227,778
	21,678
Accumulated surplus, as recast	8,249,456
Tangible capital assets at December 31, 2014	
Tangible capital assets, as previously reported	7,842,521
Net book value of tangible capital assets	
not previously recorded	21,678
Tangible capital assets, as recast	7,864,199

3. Taxes Receivable and Accounts Receivable

Taxes receivable are reported net of valuation allowances of \$0 (2014 \$0). Accounts receivable are reported net of a valuation allowance of \$359 (2014 \$(540)).

4. Loans and other receivables

In December 2013, Heart House Hospice entered into a five-year lease agreement with the City in exchange for two acres of City parkland for the construction of a new hospice facility. The loan principal for this agreement is \$1,789 and the term of the lease is December 16, 2013 to December 1, 2018. Repayment of the loan is in quarterly installments commencing March 1, 2014 until December 1, 2014 which includes an annual interest rate of 2.50%. A lease amendment agreement (By-law 0068-2015) is allowing the hospice to defer principal payments, paying interest only, until principal payments resume September 1, 2016. The outstanding balance included in loans and other receivables as at December 31, 2015 is \$1,789 (2014 \$1,789).

5. Investments

Investments reported on the consolidated statement of financial position have cost and market values as follows:

	2015	COST \$	MARKET VALUE \$
Bank deposit notes and finance paper	185,240	186,161	
Government and government guaranteed bonds	572,582	605,554	
Municipal bonds	126,046	133,766	
Total	883,868	925,481	
	2014		
Bank deposit notes and finance paper	410,907	418,373	
Government and government guaranteed bonds	339,589	376,131	
Municipal bonds	97,333	105,542	
Total	847,829	900,046	

6. Investment in Enersource Corporation

The City has a 90 per cent interest in Enersource Corporation and is accounted for on the modified equity basis in these consolidated financial statements. Enersource Corporation serves as the electrical distribution utility for the City's residents and businesses. Other activities of Enersource Corporation are to provide energy services, billing services, street lighting services, retrofit multi-residential buildings to metered units and utility-related construction.

Enersource's consolidated financial statements were prepared in accordance with International Financial Reporting Standards (IFRS).

The following table provides condensed financial information for Enersource Corporation for its 2015 fiscal year, together with comparative figures for 2014:

	2015 \$	2014 \$
Assets: Current	179,568	178,113
Capital	606,876	556,617
Other	69,648	35,124
Total Assets	856,092	769,854
Liabilities: Current	152,808	135,864
Long-term debt	406,663	341,592
Total Liabilities	559,471	477,456
Shareholder's Equity: Share capital	175,691	175,691
Accumulated other comprehensive income	442	446
Retained earnings	120,488	116,261
Total Shareholders' Equity	296,621	292,398
Total Liabilities and Shareholders' Equity	856,092	769,854
Results of Operations and Non-Operations:		
Revenues	1,015,311	929,795
Expenses (including income tax provision)	995,060	926,851
Net income	20,251	2,944
City's Share of Net Income	18,226	2,650

6. Investment in Enersource Corporation Continued

During the year, the City received a dividend of \$14,425 (2014 \$13,114) declared by Enersource Corporation.

The City's investment in Enersource Corporation is reflected in the following table for its 2015 fiscal year together with comparative figures for 2014.

INVESTMENT IN ENERSOURCE CORPORATION	2015 \$	2014 \$
Opening balance, beginning of year	263,158	273,622
Equity in income of Enersource Corporation	18,226	2,650
City's share of dividend	(14,425)	(13,114)
Closing balance, end of year	266,959	263,158

7. Deferred Revenue – Obligatory Reserve Funds

Revenues received that have been set aside for specific purposes by Provincial legislation, certain City By-laws, or agreements are included in deferred revenue and reported on the consolidated statement of financial position. Details of these deferred revenues are as follows:

Deferred Revenue – Obligatory Reserve Funds Continuity Schedule

	2015 \$	2014 \$
Development charges (plus unspent capital)	153,768	175,069
Parkland	58,397	65,391
Bonus zoning	646	164
Provincial public transit funds	14,433	99,358
Federal public transit funds	1,844	38,408
Provincial gasoline tax	17,941	15,006
Federal gasoline tax	59,478	65,218
Total Deferred Revenue – Obligatory Reserve Funds	306,507	458,614

SOURCE	OPENING BALANCE	RECEIVED	RECOGNIZED AS REVENUE	TRANSFERS	CLOSING BALANCE
	\$	\$	\$	\$	\$
Development charges (plus unspent capital)	175,069	4,959	150	26,110	153,768
Parkland	65,391	10,314	-	17,308	58,397
Bonus zoning	164	482	-	-	646
Provincial public transit funds	99,358	1,494	-	86,419	14,433
Federal public transit funds	38,408	-	-	36,564	1,844
Provincial gasoline tax	15,006	16,867	13,932	-	17,941
Federal gasoline tax	65,218	39,445	-	45,185	59,478
Total	458,614	73,561	14,082	211,586	306,507

8. Employee Benefits and Other Liabilities

The employee benefits and other liabilities, reported on the consolidated statement of financial position, are made up of the following:

	2015 \$	2014 \$
WSIB	18,273	17,788
Accumulated sick leave benefit plan entitlements	11,827	11,162
Early retirement benefits	37,283	36,767
Post-employment benefits	10,075	8,929
Vacation pay	22,694	22,161
Developer charges credits	59,138	58,332
Contaminated site liability	380	-
Other liabilities	38,312	43,552
Total	197,982	198,691

The City has established reserve funds of \$124,918 (2014 \$124,688) to mitigate the future impact of these obligations.

a) WSIB: The City has elected to be a Schedule 2 employer under the provisions of WSIB, and as such remits payments to the WSIB only as required to fund disability payments. A full actuarial study of this obligation was completed in December 2013, in accordance with the financial reporting guidelines established by PSAB.

b) Accumulated sick leave benefits accrue to certain employees of the City and are paid out either on approved retirement, or upon termination or death. The accrued benefit obligation and the net periodic benefit cost were determined by an actuarial valuation completed in December 2013, in accordance with the financial reporting guidelines established by PSAB.

c) Early retirement benefits are representative of the City's share of the cost to provide certain employees with extended benefits upon early retirement. The accrued benefit obligation and the net periodic benefit cost were determined by an actuarial valuation completed in December 2013, in accordance with the financial reporting guidelines established by PSAB.



d) Post-employment benefits are paid on behalf of any employee on long-term disability. The accrued benefit obligation and the net periodic cost were determined by an actuarial valuation completed in December 2013, in accordance with the financial reporting guidelines established by PSAB. Information about liabilities for defined benefit plans is as follows:

	WSIB	SICK LEAVE	EARLY RETIREMENT	POST EMPLOYMENT	2015 TOTAL	2014 TOTAL
	\$	\$	\$	\$	\$	\$
Accrued Benefit Liability, Beginning of Year	17,788	11,162	36,767	8,929	74,646	71,821
Service cost	2,200	1,026	1,391	1,746	6,363	6,414
Interest cost	887	758	1,432	391	3,468	3,349
Amortization of actuarial (gain)/loss	(65)	589	(632)	84	(24)	159
Benefit payments	(2,537)	(1,708)	(1,675)	(1,075)	(6,995)	(7,097)
Accrued Benefit Liability, End of Year	18,273	11,827	37,283	10,075	77,458	74,646
Unamortized actuarial (gain)/loss	2,151	4,536	(5,849)	441	1,279	1,257
Actuarial valuation update, end of year	20,424	16,363	31,434	10,516	78,737	75,903
Expected average remaining service life	12 yrs	13 yrs	13 yrs	8 yrs	n/a	n/a

The actuarial valuations of the plans were based upon a number of assumptions about future events, which reflect management's best estimates. The following represents the more significant assumptions made:

	WSIB	SICK LEAVE	POST EMPLOYMENT	EARLY RETIREMENT
Expected inflation rate	2.00%	2.00%	2.00%	2.00%
Expected level of salary increases	n/a	3.00%	3.00%	3.00%
Interest discount rate	4.50%	4.75%	4.00%	4.75%
Expected health care increases	6.00%	6.00%	5.75%	5.67%

e) Developer charge credits are liabilities and obligations that arise through the Development Charges Act. For the year ended December 31, 2015, the developer charge credit liability is \$59,138 (2014 \$58,332).

f) **Other pension plans:**

The City makes contributions to OMERS, a multi-employer plan, on behalf of 4,809 employees. The plan is a defined benefit plan which specifies the amount of the retirement benefit to be received by the employees based on the length of service and rates of pay.

Contributions for employees with a normal retirement age of 65 are being made at a rate of 9.0 per cent for earnings up to the annual maximum pensionable earnings of \$53,600 and at a rate of 14.6 per cent for earnings greater than the annual maximum pensionable earnings.

Contributions for employees with a normal retirement age of 60 (firefighters) are being made at a rate of 9.2 per cent up to the annual maximum pensionable earnings of \$53,600 at a rate of 15.8 per cent for earnings greater than the annual maximum pensionable earnings.

The amount contributed to OMERS for 2015 was \$38,540 (2014 \$33,903) for current service and is included as an expense on the consolidated statement of operations. Employees' contributions to OMERS in 2015 totalled \$38,626 (2014 \$33,956).

The City is current with all payments to OMERS; therefore, there is neither a surplus nor deficit with the pension plan contributions. However, at OMERS, the pension plan's funding deficit in 2015 dropped to \$7.0 billion (2014 \$7.1 billion). OMERS expects that investment returns as well as benefit reductions should return the plan to surplus by 2025.

OMERS has held contributions for both employees and employers at the 2015 rates for 2016 for employees with a normal retirement age of 65 and for employees and employers with a normal retirement age of 60 (firefighters). If actuarial surpluses are not available to offset the existing deficit and subsidize future contributions, additional increases in the contributions may be required.

9. Long-term Debt

The long-term debt reported on the consolidated statement of financial position of \$110,785 was issued by the Region. Of the debt issued in 2013, \$38,500 is outstanding; of the debt issued in 2014, \$32,285 is outstanding; all of the debt issued in 2015, \$40,000 is outstanding as at December 31, 2015.

Principal payments on the 2013 debt are payable on June 20 annually; principal payments on the 2014 debt are payable on June 10; and principal payments on the 2015 debt are payable on August 20.

Serial debenture debt has been approved by by-law. The annual principal and interest payments required to service this liability are within the annual debt repayment limit prescribed by the Ministry of Municipal Affairs and Housing. Coupon rates range from 0.95 to 2.40 per cent.

Principal payments are repayable annually as follows:

	TOTAL \$
2016	13,922
2017	13,321
2018	12,821
2019	12,621
2020	12,200
Thereafter	45,900
Total	110,785

Interest expense and fees of \$2,077 (2014 \$1,588) are reported in the consolidated statement of operations.

10. Tangible Capital Assets

a) Assets under construction:

Assets under construction having a value of \$224,416 (2014 \$133,590) have not been amortized. Amortization of these assets will commence when the asset is put into service.

b) Contributed tangible capital assets:

Contributed tangible capital assets have been recognized at fair market value at the date of contribution. The value of contributed assets received during the year is \$34,266 (2014 \$26,746) comprised of infrastructure in the amount of \$0 (2014 \$189) and land in the amount of \$34,266 (2014 \$26,557).

c) Works of art and historical treasures:

The City owns both works of art and historical treasures at various City-owned facilities such as Benares and Bradley Museums and the Mississauga Art Gallery. These assets are deemed worthy of preservation because of the social rather than financial benefits they provide to the community. These assets are not recorded as tangible capital assets and are not amortized.

d) Write down of tangible capital assets:

The write down of tangible capital assets during the year was \$0 (2014 \$0).

e) Disposal of tangible capital assets:

The costs of assets under construction are excluded in calculating the loss on disposal of tangible capital assets. The purchase cost of \$11,361 (land \$279; equipment, books and other \$16 and vehicles \$11,066) less the accumulated amortization of \$10,856 results in a loss on disposal of \$505 (2014 \$2,307).

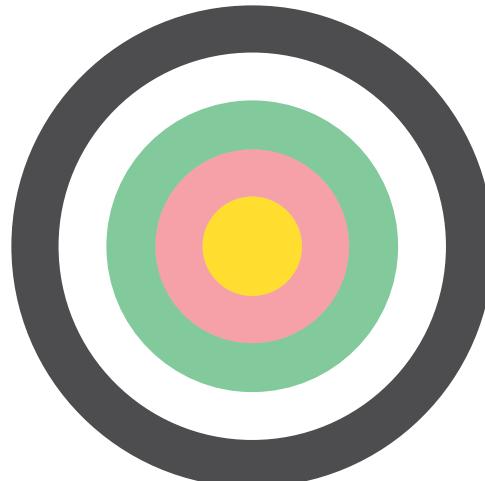
2015 Tangible Capital Assets For the Year ended December 31, 2015. (All dollar amounts are in \$000)

COST	DECEMBER 31, 2014 \$	ADDITIONS \$	DISPOSALS \$	DECEMBER 31, 2015 \$
Land	5,093,975	37,099	279	5,130,795
Land improvements	155,681	6,533	-	162,214
Buildings	980,068	14,618	-	994,686
Equipment, books and other	237,537	20,237	16	257,758
Linear - storm drainage	790,390	15,937	-	806,327
Linear - transportation	1,900,450	38,537	-	1,938,987
Vehicles	285,582	3,852	11,066	278,368
Assets under construction	133,590	106,010	15,184	224,416
Total	9,577,273	242,823	26,545	9,793,551
AMORTIZATION				
ACCUMULATED AMORTIZATION	DECEMBER 31, 2014 \$	EXPENSE \$	DISPOSALS \$	DECEMBER 31, 2015 \$
Land	-	-	-	-
Land improvements	83,720	6,162	-	89,882
Buildings	302,236	25,913	-	328,149
Equipment, books and other	149,028	18,265	16	167,277
Linear - storm drainage	206,471	10,232	-	216,703
Linear - transportation	797,277	45,114	-	842,391
Vehicles	174,342	19,458	10,840	182,960
Assets under construction	-	-	-	-
Total	1,713,074	125,144	10,856	1,827,362
NET BOOK VALUE				
	DECEMBER 31, 2014 \$			DECEMBER 31, 2015 \$
Land	5,093,975			5,130,795
Land improvements	71,961			72,332
Buildings	677,832			666,537
Equipment, books and other	88,509			90,481
Linear - storm drainage	583,919			589,624
Linear - transportation	1,103,173			1,096,596
Vehicles	111,240			95,408
Assets under construction	133,590			224,416
Total	7,864,199			7,966,189

11. Accumulated surplus

Accumulated surplus consists of individual fund surplus and reserves and reserve funds as follows:

	2015 \$	2014 \$
SURPLUS		
Invested in Tangible Capital Assets	7,965,978	7,864,075
Business Improvement Area		
tangible capital assets	211	124
Total Invested in Tangible Capital Assets	7,966,189	7,864,199
Unexpended capital	190,431	68,299
Long-term debt	(110,785)	(80,807)
Enersource Corporation	266,959	263,158
Unfunded employee benefits	(197,982)	(198,691)
Total Surplus	8,114,812	7,916,158



	2015 \$	2014 \$
RESERVES SET ASIDE BY COUNCIL		
Development revenue	2,280	2,730
Assessment appeals	4,688	3,379
Vacation pay	5,820	5,820
Contingencies	12,325	5,968
Labour settlements	6,466	5,266
Planning process update	795	918
Building permit revenue stabilization	2,774	1,249
Legal settlements	1,740	1,740
Winter maintenance	11,613	8,313
Elections	1,470	1,346
Commitments	113	398
Early retirement benefits	500	500
Arts	1,324	1,244
Bus shelter advertising	342	942
BIA Reserves	281	261
Utilities	9,546	5,046
Total Reserves	62,077	45,120
RESERVE FUNDS SET ASIDE FOR SPECIFIC PURPOSES BY COUNCIL		
Lot levies	60,756	58,336
Contributions from specific developers for specific works	72,308	70,847
Vehicle and equipment replacement	3,596	3,345
Capital construction	95,636	91,967
Self-insurance	30,175	32,756
Group benefits	5,920	5,390
WSIB	16,732	17,859
Sick leave benefits	6,996	7,678
Total Reserve Funds	292,119	288,178
Total Accumulated Surplus	8,469,008	8,249,456

12. Taxation

Taxation revenues are recorded at the time tax billings are issued. Additional property tax revenue can be added throughout the year, related to new properties that become occupied or that become subject to property tax, after the return of the annual assessment roll used for billing purposes. The City may receive supplementary assessment rolls over the course of the year from MPAC, identifying new or omitted assessments. Property taxes for these supplementary and/or omitted amounts are then billed according to the approved tax rate for the property class. Taxation revenue, reported on the consolidated statement of operations, is made up of the following:

	2015 \$	2014 \$
Municipal, Region and school property taxes	1,518,191	1,481,950
Payments in lieu of property taxes	28,768	38,978
Net Property Taxes	1,546,959	1,520,928
Payments to Region and school boards	(1,100,334)	(1,092,677)
Net Property Taxes and Payments in Lieu		
Available for Municipal Purposes	446,625	428,251

13. Trust funds

Trust funds administered by the City amounting to \$664 (2014 \$585) have not been included in the consolidated statement of financial position nor have their operations been included in the consolidated statement of operations.

14. Contingent liabilities

As at December 31, 2015, the City has been named as defendant or co-defendant in a number of outstanding legal actions. No provision has been made for any claims that are expected to be covered by insurance or where the consequences are undeterminable. Where the claims are not expected to be covered by insurance and where management has assessed the likelihood of exposure as being more likely than not and is able to reasonably assess the exposure, an amount is provided for in these consolidated financial statements.

15. Segmented information

Segmented information has been identified based upon lines of service provided by the City. City services are provided by departments and their activities are reported by functional areas in the body of the consolidated financial statements. Certain lines of service that have been separately disclosed in the segmented information, along with the services they provide, are as follows:

a) General Government Services:

The General Government Services segment comprised the following service areas: Mayor and Council, City Manager's Office, Internal Audit, Economic Development, Strategic Initiatives, Office of the City Clerk, Finance, Information Technology, Facilities and Property Management, Revenue, Materiel Management, Legal, Customer Service, and Communications. These divisions are responsible for By-laws and administrative policies, levying taxes, acquiring, managing City assets, ensuring effective financial management, planning and budgeting, monitoring financial and operating performance, and ensuring that high quality City service standards are met.

b) Protection Services:

The Protection Services segment is comprised of the following service areas: Fire Services including fire suppression, fire prevention programs, and fire inspection, By-law Enforcement, Animal Control, Vehicle and Business Licensing, Security, and Provincial Offences.

c) Transportation Services:

The Transportation Services segment is comprised of the following service areas: Roadway Services including road maintenance, public works, street cleaning, traffic operations, planning, engineering and development, Winter Control, Transit, and Street lighting.

d) Environmental Services:

The Environmental Services segment is comprised primarily of Storm Sewer Services. The City provides stormwater management to ensure the overall health and maintenance of creeks, rivers, and water channels in Mississauga. Water and Sanitary Sewer services are provided by the Region.

e) Health Services:

The Health Services segment is comprised primarily of cemetery maintenance and management.

f) Social and Family Services:

The Social and Family Services segment is comprised primarily of assistance to aged persons. Social and Family Services are handled directly by the Region of Peel. However, the City does offer limited programs and services to support and aid seniors in Mississauga.

g) Recreation and Cultural Services:

The Recreation and Cultural Services segment is comprised of the following service areas: Parks and Forestry, Recreation Programs, Recreation Facilities, Marinas and Golf Courses, Libraries, Museums and Other Cultural Services and Activities.

h) Planning and Development Services:

The Planning and Development Services segment is comprised of the following service areas: Planning and Zoning; Commercial and Industrial Developments, and Policy Planning. The Planning and Development Services segment manages urban development for business interests, environmental concerns, heritage matters, local neighbourhoods and the downtown through City planning and community development.

The segmented information was provided in accordance with the financial reporting guidelines established by the PSAB (section PS2700). For additional information, see the Consolidated Schedule of Segment Disclosure.

Certain allocation methodologies are employed in the preparation of segmented financial information. User charges and other revenue have been allocated to the segments based upon the segment that generated the revenue. Government transfers have been allocated to the segment based upon the purpose for which the transfer was made. Development charges earned and developer contributions received were allocated to the segment for which the charge was collected.

The accounting policies used in these segments are consistent with those followed in the preparation of the consolidated financial statements as disclosed in Note 1.

15. Segmented Information Continued

Notes to Consolidated Financial Statements. (All dollar amounts are in \$000)

	2015								2015 Total \$	2014 Total \$
REVENUES	General Government Services \$	Protection Services \$	Transportation Services \$	Environmental Services \$	Health Services \$	Social and Family Services \$	Recreation and Cultural Services \$	Planning and Development Services \$	Other \$	
Taxation	445,447	-	-	-	-	-	-	1,178	-	446,625
User charges	5,109	26,871	104,904	196	155	179	51,061	3,495	-	191,970
Recoveries from third parties	7	1,096	14,768	37	-	-	5,184	6	-	21,098
Funding transfers from other governments	184	-	-	-	-	54	2,193	27	-	2,458
Development and other contributions applied	-	-	-	-	-	-	-	-	228,687	228,687
Investment income	14,477	-	-	-	17	-	12	-	18,576	33,082
Penalties and interest on taxes	8,848	-	-	-	-	-	-	-	-	8,848
Contributed assets	-	-	-	-	-	-	-	-	34,266	34,266
Other	1,729	193	2,174	-	-	40	1,078	467	2,171	7,852
Equity in income of Enersource Corporation	-	-	-	-	-	-	-	-	18,226	18,226
Total Revenues	475,801	28,160	121,846	233	172	273	59,528	5,173	301,926	993,112
EXPENSES										781,159
Salaries, wages and employee benefits	93,019	112,023	154,042	2,650	465	305	82,192	14,787	-	459,483
Long-term debt interest	2,077	-	-	-	-	-	-	-	-	2,077
Materials and supplies	3,992	2,716	32,406	382	55	64	11,489	424	-	51,528
Contracted services	23,244	1,186	28,919	1,165	27	4	9,945	2,710	-	67,200
Rents and financial expenses	26,070	2,667	15,406	182	2	-	17,030	503	-	61,860
External transfers to others	75	-	-	-	-	23	3,209	2,456	-	5,763
Loss on disposal of tangible capital assets	-	-	-	-	-	-	-	-	505	505
Amortization	15,700	4,056	66,873	10,222	-	82	27,996	215	-	125,144
Total Expenses	164,177	122,648	297,646	14,601	549	478	151,861	21,095	505	773,560
Annual Surplus (Deficit)	311,624	(94,488)	(175,800)	(14,368)	(377)	(205)	(92,333)	(15,922)	301,421	219,552
										(22,825)

16. Expenses by Object

The consolidated statement of operations represents the expenses by function; the following classifies those same expenses by object:

	BUDGET 2015	ACTUAL 2015	ACTUAL 2014
	\$	\$	\$
Salaries, wages and employee benefits	457,019	459,483	451,839
Long-term debt interest and fees	3,773	2,077	1,588
Materials and supplies	56,146	51,528	56,138
Contracted services	50,460	67,200	94,295
Rents and financial expenses	64,543	61,860	67,601
External transfers to others	4,829	5,763	5,480
Loss on disposal of tangible capital assets	-	505	2,307
Amortization	130,583	125,144	124,736
Total	767,353	773,560	803,984

17. Provincial Offences Administration

The Ministry of the Attorney General in the Province of Ontario requires all municipal partners administering Provincial Offences Administration to disclose the year-end audited financial statements the gross and net provincial offence revenues earned. The following table provides condensed financial information required by the terms in the Memorandum of Understanding for the City's 2015 fiscal year with comparative figures for 2014:

	2015 \$	2014 \$
REVENUES		
Gross revenues	10,098	10,021
Less refunds	82	92
Net Revenues	10,016	9,929
EXPENSES		
Provincial charges	668	792
City's operating expenses	3,495	3,627
Total Expenses	4,163	4,419
Net Revenue	5,853	5,510
Net Contribution	5,853	5,510

18. Budget Data

Budget data presented in these consolidated financial statements are based upon the 2015 operating and capital budgets as approved by Council and adopted by the City on February 11, 2015. Adjustments to budgeted values were required to provide comparative budget values based on the full accrual basis of accounting. The chart below reconciles the approved budget with the budget figures as presented in these consolidated financial statements.

REVENUE	BUDGET AMOUNT \$
Approved Operating Budget	694,801
Adjustments: Budget adjustments	890
Contributions from reserve funds	(28,501)
BIAs	1,623
BIAs contributions from reserve funds	(88)
City budgeted levy for BIAs	(445)
Enersource dividend	(12,750)
Adjusted Operating Budget	655,530
Approved Capital Budget	184,733
Adjustments for transfers from reserve funds	(173,604)
Adjusted Capital Budget	11,129
Reserve funds interest and other revenue	11,562
Total Revenue	678,221
EXPENSES	
Approved Operating Budget	694,801
Adjustments: Budget adjustments	890
BIA transfers to own	(37)
Transfers to own	(49,057)
BIA budgeted expenses	1,623
BIA budget on City's books	(1,445)
Amortization	130,583
Debt principal repayments	(10,005)
Adjusted Operating Budget	767,353

	BUDGET AMOUNT \$
Approved Capital Budget	184,733
Adjustments: Eliminate capital expense budget	(184,733)
Adjusted Capital Budget	-
Total Expenses	767,353
Annual Deficit	(89,132)

19. Funding Transfers from Other Governments

	2015 \$	2014 \$
General government services	184	130
Protection services	-	-
Transportation services	-	-
Environmental services	-	-
Health services	-	-
Social and family services	54	54
Recreation and cultural services	2,193	2,823
Planning and development services	27	41
Total Funding	2,458	3,048

20. Commitments

The City of Mississauga has entered into various operating leases for premises. Anticipated payments under such leases during the next five years are approximately as follows:

	\$
2016	3,146
2017	2,230
2018	772
2019	182
2020	95
Total	6,425

21. Comparative figures

Certain comparative information has been reclassified to the financial presentation adopted in the current year.

22. Subsequent event

Subsequent to year-end on March 24, 2016, the proposed merger of Enersource Corporation with certain utility companies in Ontario was approved by all of the municipality shareholders subject to obtaining final regulatory approval.

Financial Statements of
CITY OF MISSISSAUGA
Trust Funds

Year Ended December 31, 2015

Independent Auditors' Report



To the Members of Council, Inhabitants and Ratepayers of The Corporation of the City of Mississauga

We have audited the accompanying financial statements of the trust funds of **The Corporation of the City of Mississauga**, which comprise the statement of financial position as at December 31, 2015, the statement of operations for the year then ended, and notes, comprising 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 public sector accounting standards, 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 our 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, we consider 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 consolidated financial statements present fairly, in all material respects, the consolidated financial position of The Corporation of the City of Mississauga as at December 31, 2015, and its consolidated results of operations and accumulated surplus, its consolidated changes in net financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

A handwritten-style signature of "KPMG LLP" with a horizontal line underneath it.

Chartered Accountants,
Licensed Public Accountants
April 14, 2016
Toronto, Canada

CITY OF MISSISSAUGA - TRUST FUNDS STATEMENT OF OPERATIONS

For the year ended December 31, 2015 with comparatives for 2014. (All dollar amounts are in \$000)

	2015			2014
	PERPETUAL CARE	ELECTION SURPLUS	TOTAL	TOTAL
	\$	\$	\$	\$
REVENUES				
Interest	17	-	17	16
Perpetual Care receipts	79	-	79	51
Surplus election proceeds (Note 5)	-	7	7	-
Total Revenues	96	7	103	67
EXPENSES				
Surplus forfeited to City	-	7	7	-
Cemetery maintenance	17	-	17	16
Total Expenses	17	7	24	16
Annual surplus	79	-	79	51
Accumulated surplus, beginning of year	585	-	585	534
Accumulated surplus, end of year	664	-	664	585

CITY OF MISSISSAUGA - TRUST FUNDS STATEMENT OF FINANCIAL POSITION

For the year ended December 31, 2015 with comparatives for 2014. (All dollar amounts are in \$000)

	2015			2014
	PERPETUAL CARE	ELECTION SURPLUS	TOTAL	TOTAL
	\$	\$	\$	\$
FINANCIAL ASSETS				
Cash	26	-	26	26
Accounts Receivable	2	-	2	-
Due from City of Mississauga (Note 2)	62	-	62	53
Investments (Note 3)	574	-	574	506
Net financial assets	664	-	664	585
Accumulated surplus	664	-	664	585

The accompanying notes are an integral part of these consolidated financial statements.

Trust Funds – Notes to the Financial Statements

(All dollar amounts are in \$000)

1. Significant Accounting Policies

The financial statements of the City of Mississauga trust funds are prepared by management in accordance with general accepted accounting principles ("GAAP") for local governments as recommended by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada ("CPA Canada"). One significant aspect of the accounting policies adopted by the City is as follows:

a) Basis of Accounting

Perpetual Care revenue is reported on receipt and interest income is reported on the accrual basis of accounting.

Expenditures are reported on the cash basis of accounting with the exception of administrative expenses which are reported on the accrual basis of accounting, which recognizes expenditures as they are incurred and measurable as a result of the receipt of goods or services and the creation of a legal obligation to pay.

2. Due from the City of Mississauga

This represents money collected by the City during the fiscal year 2015 and transferred to the Trust Fund on January 15, 2016. The balance due from the City of Mississauga is non-interest bearing and due on demand.

3. Investments

The total investments by the Trust Funds of \$574 (2014 \$506) reported on the Statement of Financial Position at cost have a market value of \$616 (2014 \$540) at the end of the year.

4. Perpetual Care Fund

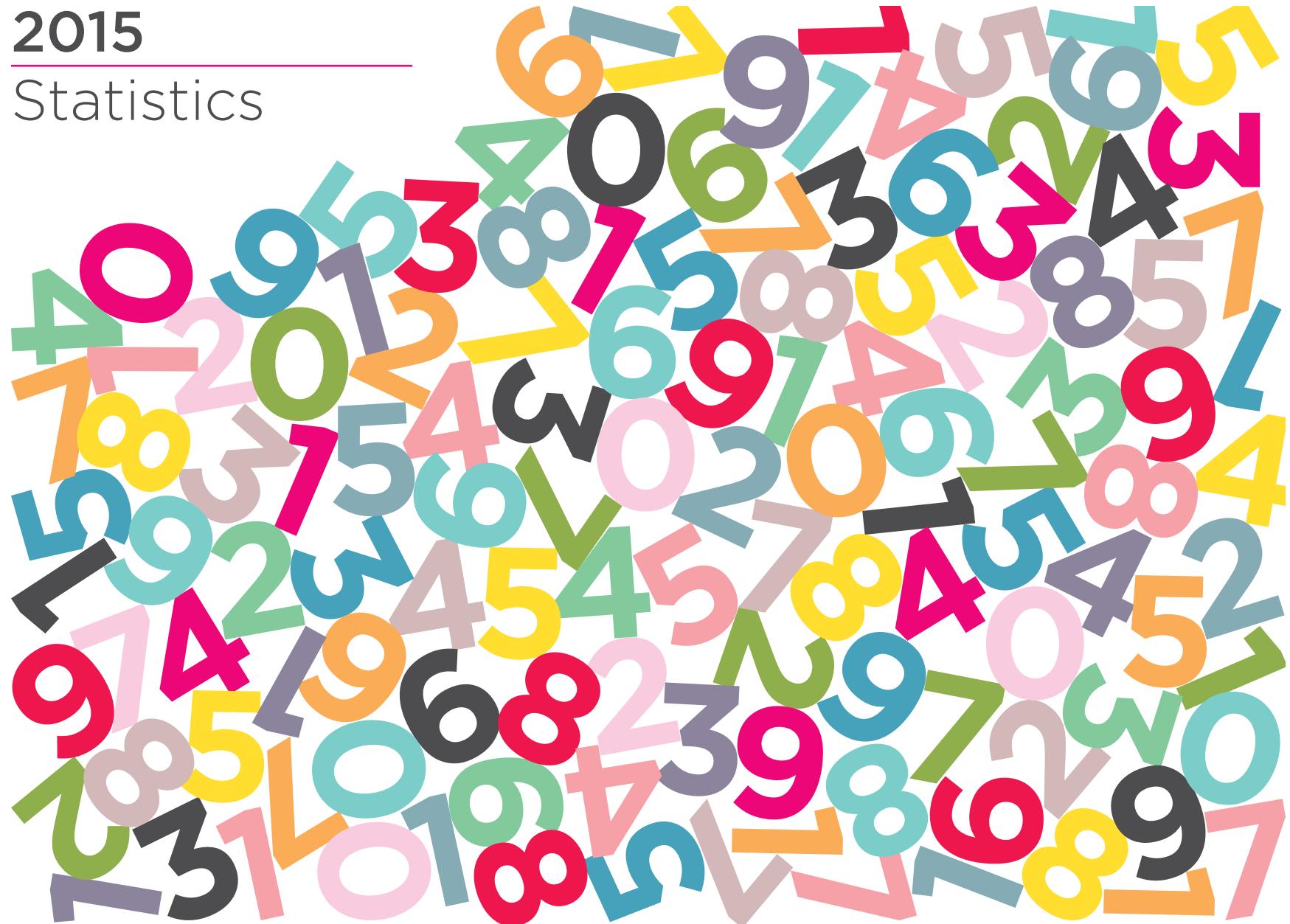
The Perpetual Care Fund administered by the City is funded by the sale of cemetery plots. These funds are invested and earnings derived therefrom are used to perform perpetual care maintenance to the municipality's cemeteries. The operations and investments of the Funds are undertaken by the City in accordance with the regulations of the Funeral, Burial and Cremations Services Act.

5. Election Trust Fund

The Election Surplus Fund, as per S.79(7) of the 1996 Municipal Elections Act states that if in the next regular election or in an earlier by-election, the candidate is nominated for an office on the same Council, the Clerk shall pay the amount in trust to the candidate, with interest. As per S79(8), if subsection (7) does not apply, the amount becomes the property of the municipality.

2015

Statistics



FIVE-YEAR FINANCIAL REVIEW

(All dollar amounts are in \$000 except per capita figures.)

UNAUDITED

Municipality statistics

FISCAL YEAR	2015	2014	2013	2012	2011
Population (Note 1)	764,000	759,000	754,000	743,000	741,000
Area in acres	72,200	72,200	72,200	72,200	72,200
Households	244,000	243,000	243,000	235,000	235,000
Employees (Note 2): Full-time	4,323	4,239	4,185	4,109	4,065
<i>per 1000 people</i>	5.6	5.6	5.5	5.5	5.5
part-time and seasonal	3,290	3,211	3,446	3,343	3,178
Construction Activity	1,285,935	1,170,860	942,335	856,857	806,127

Tax Assessment Information

ASSESSMENT VALUATION YEAR	2012	2012	2012	2008	2008
<i>Taxable Assessment upon which the year's rates of taxation were set:</i>					
Residential, farm, multi-residential	94,770,331	89,352,164	84,095,484	74,664,351	74,483,486
Commercial, industrial and other	30,926,239	29,801,625	28,629,494	28,208,837	26,247,111
Total Taxable Assessment	125,696,570	119,153,789	112,724,978	106,873,188	100,730,597
<i>Commercial, industrial, and business as a percentage of taxable assessment</i>	24.6%	25.0%	25.4%	26.4%	26.0%

Notes:

- The population figures are as per the 2015 City's growth forecast, 2014 City's growth forecast, 2013 City's growth forecast, 2012 City's growth forecast and the 2011 Canada census.
- Positions are stated in either full-time or part-time equivalents, as budgeted and exclude Enersource Corporation.

(All dollar amounts are in \$000 except per capita figures.)

UNAUDITED

Tax Rate Information (per \$ of assessed value)

RESIDENTIAL AND FARM	2015	2014	2013	2012	2011
for City purposes	0.291960%	0.293805%	0.290425%	0.284851%	0.278907%
for Region purposes	0.401675%	0.411565%	0.424223%	0.437847%	0.452704%
for School purposes	0.195000%	0.203000%	0.212000%	0.221000%	0.231000%
Total Tax Rate - Residential and farm	0.888635%	0.908370%	0.926648%	0.943698%	0.962611%
COMMERCIAL					
for City purposes	0.411610%	0.414211%	0.409446%	0.401587%	0.393207%
for Region purposes	0.566288%	0.580231%	0.598076%	0.617284%	0.638230%
for School purposes	1.069252%	1.107083%	1.147477%	1.177386%	1.253034%
Total Tax Rate - Commercial	2.047150%	2.101525%	2.154999%	2.196257%	2.284471%
INDUSTRIAL					
for City purposes	0.458600%	0.461498%	0.456189%	0.447433%	0.438096%
for Region purposes	0.630936%	0.646470%	0.666353%	0.687753%	0.711091%
for School purposes	1.325843%	1.361148%	1.399256%	1.421817%	1.499357%
Total Tax Rate - Industrial	2.415379%	2.469116%	2.521798%	2.557003%	2.648544%

(All dollar amounts are in \$000 except per capita figures.)

UNAUDITED

FISCAL YEAR	2015	2014	2013	2012	2011
PROPERTY TAX INFORMATION					
Tax Levies: City portion					
Region portion	412,894	394,457	378,605	350,728	330,232
School Board portion	568,055	552,559	547,640	534,788	531,508
Total Tax Levies	1,503,703	1,465,034	1,446,090	1,401,516	1,387,597
Taxes collected: City collection					
Taxes Transferred to the Region	411,681	391,947	386,947	362,502	322,545
Taxes Transferred to the School Boards	568,055	552,559	547,640	534,788	531,508
Total Taxes collected	1,502,490	1,462,524	1,454,432	1,413,290	1,379,910
Tax arrears: Taxes Receivable					
Taxes Receivable per capita	41,532	40,319	37,694	46,036	50,863
Percentage of current levy	54	53	50	63	69
CONSOLIDATED REVENUES	2.8%	2.8%	2.6%	3.3%	3.8%
Property taxation					
Taxation from other governments	419,469	402,074	378,605	350,728	330,232
User charges	27,156	26,177	24,766	23,576	23,427
Recovery charges	191,970	179,195	175,859	171,957	155,238
Government grants	21,098	26,895	26,556	38,724	28,098
Development contributions applied	2,458	3,048	2,382	5,305	51,171
Investment income	228,687	58,047	59,816	14,579	81,036
Penalties and interest on taxes	33,082	35,778	35,322	44,061	49,614
Contributed assets	8,848	8,064	8,025	9,012	9,268
Other	34,266	26,746	24,038	30,873	32,019
Equity in Income of Enersource Corporation	7,852	12,485	7,215	3,919	5,036
Total Revenues	993,112	781,159	762,106	702,322	790,230
Revenue per capita	1,299	1,029	1,011	945	1,066

(All dollar amounts are in \$000 except per capita figures.)

UNAUDITED

FISCAL YEAR	2015	2014	2013	2012	2011
CONSOLIDATED EXPENSES BY FUNCTION					
General government services	164,177	184,928	152,342	143,701	159,976
Protection services	122,648	120,476	114,335	108,309	103,162
Transportation services	297,646	304,361	288,397	274,632	267,489
Environmental services	14,601	12,064	13,883	12,108	11,775
Health services	549	555	416	72	93
Social and family services	478	486	465	524	627
Recreation and cultural services	151,861	159,539	146,718	145,202	139,425
Planning and development services	21,095	19,268	17,669	16,562	14,777
Loss on disposal of tangible capital assets	505	2,307	2,689	6,908	3,068
Total Consolidated Expenses by Function	773,560	803,984	736,914	708,018	700,392
Annual Surplus/(Deficit)	219,552	(22,825)	25,192	(5,696)	89,838
Net Financial Assets	491,864	375,509	452,796	526,144	600,109
CAPITAL FUND INFORMATION					
Capital Financing: Development contributions applied	228,687	58,047	59,816	14,579	81,036
Government grants	465	996	707	3,679	49,229
Other	18,324	23,226	25,596	39,742	26,628
Total Capital Financing	247,476	82,269	86,119	58,000	156,893
Current Year Unexpended Capital Financing	190,431	68,299	116,709	134,451	199,488

(All dollar amounts are in \$000 except per capita figures.)

UNAUDITED

FISCAL YEAR	2015	2014	2013	2012	2011
CONSOLIDATED EXPENSES BY OBJECT					
Salary, wages and fringe benefits	459,483	451,839	425,825	407,029	404,876
Debt interest and fees	2,077	1,588	624	-	-
Materials and supplies	51,528	56,138	53,080	53,098	52,219
Contracted services	67,200	94,295	65,376	61,464	70,295
Rents and financial expenses	61,860	67,601	65,430	58,989	56,606
External transfers to others	5,763	5,480	4,254	3,938	3,558
Amortization	125,144	124,736	119,636	116,592	109,770
Loss on disposal of assets	505	2,307	2,689	6,908	3,068
Total Consolidated Expenses	773,560	803,984	736,914	708,018	700,392
MUNICIPAL DEBT INFORMATION					
Long-Term Liabilities: General municipal activities	110,785	80,807	50,000	-	-
Per capita	145	106	66	-	-
Charges for Long-Term Liabilities: General municipal activities	2,077	1,588	624	-	-
Per capita	2.72	2	1	-	-
Debt Repayment Limit (as determined by the Province of Ontario)	159,687	158,083	147,700	137,000	142,265
TANGIBLE CAPITAL ASSETS					
Net Book Value	7,966,189	7,864,199	7,788,423	7,689,448	7,552,173
Amortization	125,144	124,736	119,636	116,592)109,770
Operating Fund Transfers to Capital Reserve Fund	48,069	45,459	42,340	42,985	26,296

(All dollar amounts are in \$000 except per capita figures.)

UNAUDITED

FISCAL YEAR	2015	2014	2013	2012	2011
ACCUMULATED SURPLUS					
Invested in tangible capital assets					
Operating surplus	7,966,189	7,864,199	7,788,423	7,689,448	7,552,173
Unexpended capital	-	-	2,900	-	-
Enersource Corporation	190,431	68,299	116,709	134,451	199,488
Long-term debt	266,959	263,158	273,622	264,972	267,667
Business Improvement Associations	(110,785)	(80,807)	(50,000)	-	-
Unfunded Employee benefits	-	-	-	47	76
Reserves	(197,982)	(198,691)	(189,891)	(186,557)	(184,700)
Reserve Funds	62,077	45,120	49,263	50,687	47,307
Total Accumulated Surplus	292,119	288,178	259,577	272,363	279,713
Trust Funds	8,469,008	8,249,456	8,250,603	8,225,411	8,161,724
	664	585	534	507	454

The statistics from 2009 onward are presented in accordance with the adoption of Public Sector Accounting Board (PSAB) sections 1200 Financial Statement Presentation and 3150 Tangible Capital Assets.

The 2014 Tangible Capital Asset inventories, presented in the 2015 Consolidated Financial Statements have been adjusted to reflect an immaterial correction of an understatement of land in prior years. The amount previously reported as tangible capital assets as at December 31, 2014 has been increased by \$21,678.

CITY OF MISSISSAUGA

10 LARGEST CORPORATE PROPERTY TAXPAYERS

OWNER	ASSESSMENT VALUE
	\$
1 OMERS Realty Management	922,345,007
2 Erin Mills Town Centre	319,031,012
3 Meadowvale Holdings Limited	206,709,001
4 Mississauga Complex Portfolio	142,588,250
5 HOOPP Realty Inc.	133,985,501
6 Ivanhoe Cambridge I Inc.	129,019,501
7 Select Properties Limited	120,831,251
8 Metrus Central Properties	114,170,500
9 PCM Sheridan Inc.	108,284,449
10 First Capital (Meadowvale) Corp.	107,031,001
Top Ten - Assessment Total	2,303,995,473

% of Total Industrial and Commercial Assessment	7.4%
% of Total Taxable Assessment	1.8%
Total Residential Assessment	94,770,330,539
Total Industrial and Commercial Assessment	30,926,237,342
Total Taxable Assessment	125,696,567,881

City of Mississauga Members of Council

Bonnie Crombie	Mayor	905-896-5555 bonnie.crombie@mississauga.ca
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Karen Ras	Ward 2	905-896-5200 karen.ras@mississauga.ca
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If you need this information
in an alternate format call 311 (or
905-615-4311 outside city limits).

2015 FINANCIAL REPORT

