
Financial statements of
The Trust Funds of the Corporation
of the City of Burlington

December 31, 2025

Independent Auditor's Report	1-2
Statement of financial activities and fund balances	3
Statement of financial position	4
Notes to the financial statements	5

Independent Auditor's Report

To the Members of Council of
The Corporation of the City of Burlington

Opinion

We have audited the financial statements of the Trust Funds of the Corporation of the City of Burlington (the "Trust Funds"), which comprise the statement of financial position as at December 31, 2025, and the statement of financial activities and fund balances for the year then ended, and a summary of significant accounting policies and other explanatory information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Trust Funds as at December 31, 2025, and the results of its operations, and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards ("Canadian GAAS"). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Trust Funds in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Council for the Financial Statements

Management is responsible for the preparation and fair presentation of the 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.

In preparing the financial statements, management is responsible for assessing the Trust Funds' ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Trust Funds or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Trust Funds' financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with Canadian GAAS will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit. We are also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit 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 Trust Funds' internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Trust Funds' ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Trust Funds to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Deloitte LLP

Chartered Professional Accountants
Licensed Public Accountants
June 23, 2026

The Trust Funds of the Corporation of the City of Burlington

Statement of financial activities and fund balances
year ended December 31, 2025

(In thousands of dollars)

	Advanced building permits	Developer performance deposits	Landscape deposits and contractual holdbacks	POA Trust	Cemetery Trust Fund	Total 2025	Total 2024
	\$	\$	\$	\$	\$	\$	\$
Revenue							
Contributions	-	-	7,211	58	70	7,339	2,305
Interest earned	-	-	-	23	-	23	55
	-	-	7,211	81	70	7,362	2,360
Expenses							
Contribution refunds	-	-	4,552	16	19	4,587	1,888
Excess of revenue over expenses	-	-	2,659	65	51	2,775	472
Fund balance, beginning of year	289	24	12,222	1,273	1,632	15,440	14,968
Fund balance, end of year	289	24	14,881	1,338	1,683	18,215	15,440

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

The Trust Funds of the Corporation of the City of Burlington

Statement of financial position
as at December 31, 2025

(In thousands of dollars)

	Advanced building permits	Developer performance deposits	Landscape deposits and contractual holdbacks	POA Trust	Cemetery Trust Fund	Total 2025	Total 2024
	\$	\$	\$	\$	\$	\$	\$
Assets							
Cash	-	-	-	-	8	8	98
Investments							
Provincial	-	-	-	-	1,404	1,404	1,330
Municipal - other	-	-	-	-	271	271	205
Deposits	289	24	14,881	1,338	-	16,532	13,807
	289	24	14,881	1,338	1,683	18,215	15,440
Fund balances							
Capital	289	24	14,881	1,338	1,683	18,215	15,440
	289	24	14,881	1,338	1,683	18,215	15,440

Approved by the Board

_____ Director

_____ Director

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

The Trust Funds of the Corporation of the City of Burlington

Notes to the financial statements

December 31, 2025

(All amounts are in thousands of dollars)

1. Accounting policies

The Trust Funds financial statements of the Corporation of the City of Burlington are prepared by management in accordance with Canadian public sector accounting standards for local governments as recommended by the Public Sector Accounting Board of the Canadian Institute of Chartered Accountants. Since precise determination of many assets and liabilities is dependent upon future events, the preparation of periodic financial statements necessarily involves the use of estimates and approximations. These have been made using careful judgments.

(a) Basis of preparation

These statements reflect the revenues, expenditures, assets and liabilities of the following trust funds:

Cemetery care and maintenance
Landscape deposits and contractual holdbacks
Developers' performance deposits
Advance building permits
Deferred Compensation Plan
Halton Court Services - Provincial Offences Administration

2. Investments

The total of investments of \$1,676 (2024 - \$1,535) are recorded on the "Statement of Financial Position" at amortized cost. The investments are held in provincial bonds, with maturity dates ranging from 2026 to 2055, and interest rates ranging from 2.8% to 8%. Investments have a market value of \$1,580 (2024 - \$1,486) as at the end of the year.

3. Deposits

Deposit receipts reported on the statement of financial position \$16,531 (2024 - \$13,807) are held and maintained by the City on behalf of the trust.

4. Statement of cash flows

A statement of cash flows is not presented as the operating, investing, and financing activities are readily apparent from the other financial statements.