

K-W HABILITATION SERVICES

**FINANCIAL STATEMENTS
YEAR ENDED MARCH 31, 2026**

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MANAGEMENT RESPONSIBILITY FOR FINANCIAL REPORTING
MARCH 31, 2026

The accompanying financial statements and all other information contained in this annual report are the responsibility of the management of K-W Habilitation Services. Except as noted, the financial statements have been prepared by management in accordance with Canadian accounting standards for not-for-profit organizations and have been approved by the Board of Directors.

Preparation of financial information is an integral part of management's broader responsibilities for the ongoing operations of K-W Habilitation Services. Management maintains a system of internal accounting and administration controls which are designed to provide reasonable assurance that transactions are accurately recorded on a timely basis, are properly approved and result in reliable financial information. Such information also includes data based on management's best estimates and judgements. Management has determined that the enclosed financial statements are presented on a consistent basis with prior years.

The Finance Committee reviews and makes recommendations to the Board of Directors who review and approve the annual financial statements. In addition, the Finance Committee meets with management of K-W Habilitation Services and the external auditors, and reports to the Board of Directors thereon. The Finance Committee and Board of Directors also review the annual report in its entirety.

The accompanying financial statements have been audited by Graham Mathew Professional Corporation, the auditors of the Agency, who are engaged by the Board of Directors and whose appointment was ratified at the annual meeting of the Board of Directors. The auditors have access to the Finance Committee, without management present, to discuss the results of their work.



Satish Mistry
President of the Board



Ann Bilodeau
Chief Executive Officer

INDEPENDENT AUDITORS' REPORT

To the Directors of
K-W Habilitation Services

Qualified Opinion

We have audited the accompanying financial statements of **K-W Habilitation Services** (the Agency), which comprise the statement of financial position as at March 31, 2026, and the statements of operations, fund balances and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, except for the effects of the matters described in the Basis for Qualified Opinion section of our report, the accompanying financial statements present fairly, in all material respects, the financial position of the Agency as at March 31, 2026, and its financial performance and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

Basis for Qualified Opinion

The Agency does not amortize capital assets which are acquired with Agency funds, and does not capitalize capital assets which are funded by government subsidies. Instead, capital assets are charged to operations in the period the subsidy is received. The Agency receives certain subsidies that are restricted in that the subsidy must be used to purchase capital assets. Since the Agency does not capitalize and amortize capital assets, it does not identify restricted contributions and defer the recognition of income on the same basis that the asset is amortized. All government subsidies are recognized as income in the year received. The effects on the financial statements of these departures from accounting standards for not-for-profit organizations have not been determined, as it is not practicable to do so.

In addition, in common with many charitable organizations, the Agency derives a portion of its revenue from fundraising and donations, the completeness of which is not susceptible of satisfactory audit verification. Accordingly, our verification of these revenues was limited to the amounts recorded in the records of the Agency and we were not able to determine whether any adjustments might be necessary to revenues, excess (deficiency) of revenue over expenditure, current assets and fund balances.

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Agency 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 qualified opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian accounting standards for not-for-profit organizations, 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 Agency's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Agency or to cease operations, or has no realistic alternative but to do so.

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

INDEPENDENT AUDITORS' REPORT (CONTINUED)

Auditors' 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 auditors' 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 generally accepted auditing standards 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 generally accepted auditing standards, we exercise professional judgement and maintain professional skepticism throughout the audit. We 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 Agency's 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 Agency's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' 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 auditors' report. However, future events or conditions may cause the Agency 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.



Cambridge, Ontario
May 26, 2025

Chartered Professional Accountants, authorized to practise public
accounting by the Chartered Professional Accountants of Ontario

**STATEMENT OF OPERATIONS - GENERAL AGENCY
YEAR ENDED MARCH 31, 2026**

	2026 \$ Budget (note 13) (Unaudited)	2026 \$ Actual	2025 \$ Actual
Revenue			
Grants			
MCSS: Operating	21,665,013	24,036,883	22,625,044
MCSS: Dedicated Supportive Housing	115,000	95,287	162,479
MCSS: Discretionary/Infrastructure	386,300	386,208	417,047
MCYS: Operating	1,726,305		233,330
Region of Waterloo	6,195,057	5,105,096	6,056,175
HRDC (Government of Canada)	40,000	43,585	25,923
Expenditure recovery	995,487	600,799	821,776
Residents' and participants' fees	1,774,990	1,705,662	1,625,287
	32,898,152	31,973,520	31,967,061
Operating expenses			
Staff costs	24,801,226	23,632,710	23,873,707
Purchased services and supplies	2,744,326	3,030,264	3,589,365
Dietary costs	536,811	607,578	651,554
Facilities costs	1,691,920	2,093,491	1,760,201
Replacements and new equipment	168,144	222,866	218,015
Allocated administration costs	2,228,001	2,272,100	2,259,559
Other	608,042	148,574	209,504
	32,778,470	32,007,583	32,561,905
Excess (deficiency) of revenue over expenditure before undernoted items	119,682	(34,063)	(594,844)
Other income (expenses)			
Rental income	79,453	180,000	180,000
Other revenue (expenses)	265,200	692,684	(329,376)
Unrealized investment gain		371,532	90,706
	344,653	1,244,216	(58,670)
Excess (deficiency) of revenue over expenditure for year	464,335	1,210,153	(653,514)

The explanatory financial notes form an integral part of these financial statements.

**STATEMENT OF OPERATIONS - AFFORDABLE HOUSING 108 SYDNEY STREET
YEAR ENDED MARCH 31, 2026**

	2026 \$ Budget (note 13) (Unaudited)	2026 \$ Actual\$	2025 \$ Actual
Revenue			
Affordable rent income from units	204,327	209,003	204,327
Other	8,182	1,172	401
	212,509	210,175	204,728
Operating expenses			
Interest and bank charges (recovery)	950	947	(7,781)
Interest on long-term debt	44,057	46,928	45,007
Utilities	42,517	47,494	42,517
Insurance	7,207	7,482	7,207
Repairs and maintenance	156,746	67,168	141,472
Purchased services and supplies	13,122	30,157	25,896
Salaries and benefits	8,244		8,244
	272,843	200,176	262,562
Excess (deficiency) of revenue over expenditure for year	(60,334)	9,999	(57,834)

**STATEMENT OF FUND BALANCES
YEAR ENDED MARCH 31, 2026**

	Property and Equipment \$	Operating Fund \$	Contingency Fund \$	2026 \$	2025 \$
Fund balances, beginning of year	3,765,861	(2,941,087)	2,110,915	2,935,689	3,647,037
Principal repayments	101,627			101,627	166,692
Excess (deficiency) of revenue over expenditure for year - General Agency		1,210,153		1,210,153	(653,514)
Excess (deficiency) of revenue over expenditure for year - Affordable Housing 108 Sydney Street		9,999		9,999	(57,834)
Transfers		(513,978)		(513,978)	(304,261)
Unrealized investment gain			371,532	371,532	90,706
Income on contingency fund			40,819	40,819	46,863
Fund balances, end of year	3,867,488	(2,234,913)	2,523,266	4,155,841	2,935,689

**FINANCIAL POSITION
MARCH 31, 2026**

	2026 \$	2025 \$
ASSETS		
Cash (note 9)	535,815	194,027
Cash - capital replacement reserve fund (note 12)	18,670	12,285
Accounts receivable	392,166	641,738
Subsidies receivable (note 3)	113,186	
Current assets	1,059,837	848,050
Affordable housing project development costs - 878 Frederick Street (note 19)	2,089,742	850,565
Contingency fund investments (note 8)	2,523,266	2,110,915
Capital assets (note 5 and 6)	6,078,586	6,078,586
	11,751,431	9,888,116
LIABILITIES		
Accounts payable and accrued liabilities (note 7)	1,692,314	983,863
Accrued salaries and benefits (note 7)	2,069,876	1,898,599
Subsidies payable - MCCSS (note 3)		12,499
Subsidies payable - Region of Waterloo (note 3)	11,077	114,523
Deferred revenue (note 17)	473,895	495,669
Funds held for Region of Waterloo (note 15)	567,800	571,404
Long-term debt (note 10)	106,614	118,503
Current liabilities	4,921,576	4,195,060
Capital replacement reserve fund (note 12)	18,670	12,285
Long-term debt (note 10)	2,655,344	2,745,082
	7,595,590	6,952,427
FUND BALANCES		
Fund balances (page 6)	4,155,841	2,935,689
	11,751,431	9,888,116

APPROVED BY THE BOARD



_____ President



_____ Treasurer

STATEMENT OF CASH FLOWS
YEAR ENDED MARCH 31, 2026

	2026 \$	2025 \$
Cash flows from operating activities:		
Excess (deficiency) of revenue over expenditure for year - General Agency	1,210,153	(653,514)
Excess (deficiency) of revenue over expenditure for year - Affordable Housing 108 Sydney Street	9,999	(57,834)
Unrealized gain on contingency fund investments	(371,532)	(90,706)
	848,620	(802,054)
Net change in non-cash working capital balances relating to operations:		
Accounts receivable	249,572	(249,392)
Subsidies receivable/payable	(229,131)	752,533
Prepaid expenses		18,312
Deferred revenue	(21,774)	75,797
Accounts payable and accrued liabilities	708,451	(1,733,610)
Accrued salaries and benefits	171,277	153,334
	1,727,015	(1,785,080)
Cash flows from investment activities:		
Additions to contingency fund investment	(40,819)	(46,863)
Affordable housing project development costs	(1,239,177)	(601,741)
	(1,279,996)	(648,604)
Cash flows from financing activities:		
Repayment of long-term debt	(101,627)	(166,692)
Change in capital replacement reserve fund	6,385	(36,250)
Change in funds held for Region of Waterloo	(3,604)	(173,018)
	(98,846)	(375,960)
Net increase (decrease) in cash	348,173	(2,809,644)
Cash, beginning of year	206,312	3,015,956
Cash, end of year	554,485	206,312
Cash position includes:		
Cash	535,815	194,027
Cash - capital replacement reserve fund	18,670	12,285
	554,485	206,312

The explanatory financial notes form an integral part of these financial statements.

EXPLANATORY FINANCIAL NOTES
YEAR ENDED MARCH 31, 2026

1. Nature of the Organization

K-W Habilitation Services (the Agency) is incorporated as a non-share capital corporation under the laws of Ontario and is registered as a charitable organization with Canada Revenue Agency.

The Agency works together with the community to inspire abilities to enrich the lives of children, youth, adults and families.

As K-W Habilitation Services is a registered charity under the Income Tax Act, its income is not taxable and it is eligible to issue official income tax receipts for charitable donations.

2. Summary of Significant Accounting Policies

The financial statements were prepared in accordance with Canadian accounting standards for not-for-profit organizations and include the following significant accounting policies:

(a) Supplies

The Agency has adopted a policy of not recognizing supplies as an asset when the activities of the program are substantially or totally funded by government subsidies.

(b) Amortization of capital assets

The original cost of capital assets acquired with Agency funds are recorded as capital assets, while replacements and new capital assets, which are substantially or totally funded by government subsidies, are charged to operations. No amortization of capital assets is recorded in the accounts. This is not in accordance with Canadian accounting standards for not-for-profit organizations.

(c) Revenue recognition

The Agency follows the deferral method of accounting for contributions.

Donations received, which are expendable by the Agency, are reported as income in the Operating fund in the year in which they are received.

Donations received, which are not at the complete disposal of the Agency, are reported as an increase in the restricted fund (capital replacement reserve fund) balance. The funds are reported as income when they are used for specific purposes or when the restrictions on the funds are released.

Subsidies are recognized as income in the year they are earned.

Interest received on unrestricted funds is reported as income in the year it is earned.

Interest received on restricted funds (capital replacement reserve fund) is reported as an increase in the restricted fund balances.

Rental income is recognized on an accrual basis.

EXPLANATORY FINANCIAL NOTES
YEAR ENDED MARCH 31, 2026

2. Summary of Significant Accounting Policies (Continued)

(d) Use of estimates

The preparation of these financial statements in conformity with Canadian accounting standards for not-for-profit organizations requires management to make estimates and assumptions that affect the reported amount of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the current period. These estimates are reviewed periodically and adjustments are made to income as appropriate in the year they become known.

(e) Financial instruments

Investments are shown on the statement of financial position at their fair values at the year-end date, with changes in fair value recognized in the statement of operations. All other financial assets and liabilities are recorded at amortized cost less any discovered impairment.

(f) Contributed services and materials

Donations of materials and services are not reflected in these financial statements because of the impracticality of the record keeping and valuation of them.

(g) Deferred revenue

Deferred revenue consists of funding received for expenditures to be incurred and services to be provided in subsequent fiscal years.

(h) Fund accounting

To ensure observation of restrictions placed on the use of resources available to the Agency, the accounts are maintained in accordance with the principles of fund accounting. The resources are classified for accounting and reporting purposes into the following funds which have been established according to their nature and purpose:

The **Operating fund**, accounts for the Agency's program delivery and administrative activities.

The **Property and Equipment fund**, reports the assets and liabilities related to the capitalized capital assets acquired by the Agency.

The **Contingency fund**, is an internally restricted fund intended to provide operating flexibility in the event of reduced operating revenues, or for possible investments in growing the Agency's organizational capability, and is not available for unrestricted purposes without approval of the Board of Directors. These funds are held in a separate bank account and/or investments.

(i) Inter-fund transfers

Inter-fund transfers represent principal repayments funded by the Operating Fund on behalf of the Property and Equipment Fund, and realized and unrealized income (loss) on contingency fund investments funded by the Operating Fund on behalf of the Contingency Fund.

EXPLANATORY FINANCIAL NOTES
YEAR ENDED MARCH 31, 2026

3. Subsidies Receivable/Payable

The Agency qualifies for subsidies for its programs from the Ministry of Children, Community and Social Services (MCCSS), Human Resources and Skills Development Canada (HRDC) and the Region of Waterloo. The subsidies receivable/payable is the difference between the amounts advanced to the Agency and the subsidies earned.

4. Capital Asset Additions Included in Expenditures

Capital asset additions funded by grants or subsidies provided by third parties totalling approximately \$NIL (\$275,900 in 2025) have been included in expenditures shown on the Statement of Operations - General Agency.

5. Capital Assets	2026	2025
	\$	\$
Cost		
David Fisher Residence, Erbsville		
Property	268,168	268,168
Major renovation	484,305	484,305
Ministry funding - major renovation	(484,305)	(484,305)
Equipment and furnishings	51,514	51,514
	319,682	319,682
University Avenue, Waterloo		
Property	275,938	275,938
Equipment and furnishings	46,593	46,593
	322,531	322,531
Frederick Street and Wordsworth Homes, Kitchener		
Property	571,816	571,816
Equipment and furnishings	8,456	8,456
	580,272	580,272
Stirling Avenue Group Home		
Property	285,000	285,000
Equipment and furnishings	5,581	5,581
Ministry funding	(284,999)	(284,999)
	5,582	5,582
Eby Street Group Home		
Property	105,043	105,043
Equipment and furnishings	2,850	2,850
	107,893	107,893
Avalon Street Group Home		
Property	521,651	521,651
Equipment and furnishings	7,960	7,960
Ministry funding	(521,602)	(521,602)
	8,009	8,009

EXPLANATORY FINANCIAL NOTES
YEAR ENDED MARCH 31, 2026

	2026	2025
	\$	\$
5. Capital Assets (Continued)		
Cost		
Pinnacle Drive Group Home		
Property	548,456	548,456
Ministry funding	(548,413)	(548,413)
Equipment and furnishings	8,033	8,033
	8,076	8,076
Lexington Group Home		
Property	350,000	350,000
Ministry funding	(350,000)	(350,000)
	NIL	NIL
Ottawa Street		
Property	6,030,849	6,030,849
Equipment and furnishings	1,828	1,828
Ministry funding	(3,711,000)	(3,711,000)
Designated contributions received	(1,048,813)	(1,048,813)
	1,272,864	1,272,864
Affordable Housing 108 Sydney Street		
Property	5,056,389	5,056,389
Equipment and furnishings	21,332	21,332
Ministry funding (note 6)	(2,850,000)	(2,850,000)
Designated contributions received	(5,892)	(5,892)
	2,221,829	2,221,829
710 Frederick Street		
Affordable Housing Property	125,423	125,423
Leasehold improvements	108,677	108,677
Equipment and furnishings	4,610	4,610
Designated contributions received	(33,706)	(33,706)
	205,004	205,004
Vehicles	28,706	28,706
Capitalized costs of Assured Housing Program	998,138	998,138
Net Book Value	6,078,586	6,078,586

EXPLANATORY FINANCIAL NOTES
YEAR ENDED MARCH 31, 2026

6. Forgivable Loan

The Agency received funds of \$1,971,000 in fiscal 2018 and \$879,000 in fiscal 2019 from The Region of Waterloo for the 108 Sydney Street Affordable Housing project. These funds are subject to the terms and conditions stipulated by the related agreement. If the Agency continues to be in compliance until 2043, the principal amount and all unpaid interest shall be forgiven at that time.

The principal amounts referred to above have been included as Ministry funding included in the cost breakdown of this capital asset.

	2026	2025
	\$	\$
7. Accounts Payable and Accrued Liabilities		
Accounts payable and accrued liabilities	1,692,314	983,863
Accrued salaries and benefits	2,058,784	1,888,168
Government remittances payable	11,092	10,431
	3,762,190	2,882,462

8. Contingency Fund Investments

The contingency fund investments, stated at fair market value, are comprised of the following:

Cash	77,599	93,455
Bonds	354,000	354,000
Equities	1,372,470	1,257,477
Mutual funds	719,197	405,983
	2,523,266	2,110,915

The bonds have maturity dates ranging between November 2026 and February 2029 and bear interest at rates ranging from 3.2% to 5.01%.

9. Cash

The Agency has an operating loan available to a maximum of \$2,250,000 bearing interest at the bank's prime rate (4.45% at March 31, 2026). At year end, there was \$240,000 drawn on this facility.

**EXPLANATORY FINANCIAL NOTES
YEAR ENDED MARCH 31, 2026**

	2026 \$	2025 \$
10. Long-Term Debt		
Mortgage - Canada Mortgage and Housing Corporation Registered on the Frederick Street and Wordsworth Place Group Home properties. The mortgage bears interest at 3.18% and is payable in monthly instalments of \$890 including interest and principal. The mortgage renews in December 2029.	37,811	47,160
Mortgage - Canada Mortgage and Housing Corporation Registered on the 108 Sydney Street Affordable Housing property. The mortgage bears interest at 2.36% and is payable in monthly instalments of \$5,882 including interest and principal. The mortgage renews in June 2028.	1,964,313	1,987,967
Term Loan - RBC Royal Bank Secured by real property. The loan bears interest at 4.75% and is payable in monthly instalments of \$8,867 including interest and principal. The loan matures in February 2028.	759,834	828,458
	2,761,958	2,863,585
Current portion due within one year	106,614	118,503
	2,655,344	2,745,082

Principal payments over the next four years will be approximately as follows:

	\$
2027	106,614
2028	722,908
2029	1,924,432
2030	8,004
	2,761,958

11. Economic Dependence

The Agency receives annual subsidies from the Government of Ontario and The Region of Waterloo to assist with offsetting the amount of costs incurred by the Agency. The Agency is dependent on receiving these annual subsidies to fund its operations.

EXPLANATORY FINANCIAL NOTES
YEAR ENDED MARCH 31, 2026

12. Capital Replacement Reserve Fund

The Ministry of Children, Community and Social Services has identified that certain amounts provided for within its Dedicated Supportive Housing operating budget were specific to a capital replacement reserve fund. The capital reserve funding is to be reflected in its own capital reserve fund and only spent after receiving Ministry approval.

The approved sources and uses of these funds is summarized as follows:

	2026	2025
	\$	\$
Balance, beginning of year	12,285	48,535
Capital funding	5,945	5,945
Interest income	440	2,805
Ministry approved expenditures		(45,000)
	18,670	12,285
Represented by:		
Cash	18,670	12,285

13. Budget

The budget figures presented for comparison purposes are unaudited and reflect the Ministry fiscal approved revenues and expenditures. Budgeted figures have been classified to conform with the financial statement presentation.

14. Commitments

The Agency leases various properties and vehicles with these costs being subsidized by government grants. As a result, there are no commitments that must be funded directly by the Agency.

15. Funds Held for Region of Waterloo

Pursuant to an agreement, the Agency holds funds in custody on behalf of Region of Waterloo.

16. Service Contract/CFSA Approval with the Ministry of Children, Community and Social Services

K-W Habilitation Services has a Service Contract/CFSA Approval with the Ministry of Children, Community and Social Services. A reconciliation report summarizes by service (detail code) all revenues and expenditures and identifies any resulting surplus or deficit that relates to the Service Contract/CFSA approval. Any surplus amounts are reflected in accounts payable and accrued liabilities, and any deficit amounts are reflected in the General Fund expenditures.

EXPLANATORY FINANCIAL NOTES
YEAR ENDED MARCH 31, 2026

	2026	2025
	\$	\$
17. Deferred Revenue		
The components of deferred revenue are summarized as follows:		
108 Sydney Street Affordable Housing Replacement Reserve	134,626	115,162
Professional Development	28,302	28,302
Our Farm Project	28,151	28,151
Other	282,816	324,054
	473,895	495,669

18. Capital Management

The Agency's investment policy is directed toward the preservation and security of capital. Investments are undertaken in a manner that seeks to ensure the preservation of capital within the overall investment portfolio. The investments are held and managed by CIBC Wood Gundy.

19. Affordable Housing Project Development Costs

During fiscal 2019, the Agency's Board approved pursuing the development of Affordable Housing buildings at 878 Frederick Street and 710 Frederick Street in Kitchener. The costs incurred to pursue these Affordable Housing projects have been accumulated in the Affordable Housing Development Cost accounts shown on the Statement of Financial Position. The building at 710 Frederick Street in Kitchener was substantially completed during 2020 and added to the Agency's capital assets.

20. Cumulative Surplus (Deficit) Balance - Affordable Housing 108 Sydney Street

Cumulative surplus, beginning of year	(57,717)	117
Current year surplus (deficit)	9,999	(57,834)
Cumulative deficit, end of year	(47,718)	(57,717)

This note is presented to summarize the cumulative surplus (deficit) for the Affordable Housing 108 Sydney Street operations, since it commenced operating in fiscal 2019.

21. Financial Instrument Risk Management

The Agency is exposed to various risks through its financial instruments. The following analysis provides a measure of the Agency's risk exposure and concentrations at the year end date.

Liquidity risk

Liquidity risk is the risk that an entity will encounter difficulty in meeting obligations associated with financial liabilities. The Agency is exposed to this risk mainly in respect of its amounts payable and accrued liabilities and its long-term debt.

**EXPLANATORY FINANCIAL NOTES
YEAR ENDED MARCH 31, 2026**

21. Financial Instrument Risk Management (Continued)

Credit risk

The Agency's exposure to credit risk is indicated by the carrying value amounts of its financial assets. The Agency may be exposed to losses in the future if the carrying amounts of assets are not realized. The Agency is satisfied that the risk of realization has been appropriately provided for.

Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: currency risk, interest rate risk and other price risk. The Agency is mainly exposed to interest rate risk and other price risk.

Interest rate risk

The Agency is exposed to interest rate risk on its fixed and floating interest rate financial instruments. Fixed-rate instruments subject the Agency to a fair value risk while the floating-rate instruments subject it to a cash flow risk. The Agency is exposed to this type of risk as a result of its investment holdings described in note 8 and its long-term debt.

Other price risk

The Agency is exposed to other price risk on its investments in equities. The Agency mitigates the risk by regularly rebalancing its portfolio and investing in the Canadian financial sector.

22. Comparative Figures

Comparative figures have, in some instances, been reclassified in order to present them in a form comparable to those for the current year.