
Financial statements of
Casey House
(A not-for-profit charitable corporation)

March 31, 2026

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Deloitte LLP
Bay Adelaide East
8 Adelaide Street West
Suite 200
Toronto ON M5H 0A9
Canada

Tel: 416-601-6150
Fax: 416-601-6151
www.deloitte.ca

Independent Auditor's Report

To the Board of Directors of
Casey House

Opinion

We have audited the financial statements of Casey House (the "Hospital"), which comprise the statement of financial position as at March 31, 2026, and the statements of operations and changes in unrestricted net assets, remeasurement losses, and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies (collectively referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Hospital as at March 31, 2026, and the results of its operations, changes in net assets, and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

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 Hospital 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 Those Charged with Governance 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 Hospital's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Hospital or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Hospital's 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 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 Hospital'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 Hospital's 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 Hospital 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 5, 2026

Casey House
Statement of financial position
As at March 31, 2026

	Notes	2026 \$	2025 \$
Assets			
Current assets			
Cash		907,002	1,043,567
Short-term investments	3	1,191,928	1,186,436
Accounts and other receivables		864,851	505,756
Due from Casey House Foundation	4	1,064,811	1,017,353
		4,028,592	3,753,112
Property and equipment	5	37,239,516	37,012,343
		41,268,108	40,765,455
Liabilities			
Current liabilities			
Accounts payable and accrued liabilities	9 and 11	2,235,224	1,159,814
Post-retirement benefit obligations	9	143,000	151,700
Deferred contributions and grants	6	34,427,195	34,341,447
		36,805,419	35,652,961
Contingencies and commitments	11		
Net assets			
Unrestricted		4,462,689	5,112,494
Accumulated remeasurement losses		—	—
		4,462,689	5,112,494
		41,268,108	40,765,455

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

Approved by the Board of Directors

 Director

 Director

Casey House**Statement of operations and changes in unrestricted net assets**

Year ended March 31, 2026

	Notes	2026 \$	2025 \$
Revenue			
Provincial grants	8 and 10	12,281,210	11,853,646
Grants from Casey House Foundation	4 and 6	3,916,512	2,106,591
Investment income		35,787	78,617
Other		153,717	124,596
Amortization of deferred capital contributions		1,270,820	1,131,004
		17,658,046	15,294,454
Expenses			
Salaries and benefits	7	11,973,887	10,950,987
General and administrative		2,934,501	1,824,604
Interest		3,324	9,089
Pharmaceuticals		290,583	452,111
Resident/client care		1,062,409	734,664
Building and maintenance		666,455	585,884
Amortization of property and equipment		1,376,692	1,345,650
		18,307,851	15,902,989
Deficiency of revenue over expenses for the year			
		(649,805)	(608,535)
Unrestricted net assets, beginning of year		5,112,494	5,721,029
Unrestricted net assets, end of year		4,462,689	5,112,494

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

Casey House**Statement of remeasurement losses**

Year ended March 31, 2026

	2026	2025
	\$	\$
Accumulated remeasurement losses		
beginning of year	—	(20,975)
Unrealized gains attributable to investments		
for the year	—	20,975
Accumulated remeasurement losses, end of year	—	—

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

Casey House
Statement of cash flows
Year ended March 31, 2026

	2026 \$	2025 \$
Operating activities		
Deficiency of revenue over expenses for the year	(649,805)	(608,535)
Items not affecting cash		
Amortization of property and equipment	1,376,692	1,345,650
Amortization of deferred capital contributions	(1,270,820)	(1,131,004)
Remeasurement Loss	—	20,975
Net post-employment benefits cost	(8,700)	(8,600)
	(552,633)	(381,514)
Changes in non-working capital		
Accounts and other receivables	(359,095)	(39,353)
Accounts payable and accrued liabilities	1,075,410	(653,614)
Due from Casey House Foundation	(47,458)	(215,174)
	116,224	(1,289,655)
Capital activity		
Purchase of property and equipment	(1,603,865)	(298,653)
Investing activities		
Purchase of investments	—	(1,014,846)
(Acquisition) disposal of investments	(5,492)	2,532,303
	(5,492)	1,517,458
Financing activity		
Deferred contributions and grants received	1,356,568	100,000
(Decrease) increase in cash during the year	(136,565)	29,150
Cash, beginning of year	1,043,567	1,014,417
Cash, end of year	907,002	1,043,567

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

1. Organization

Casey House was incorporated as Casey House Hospice Inc., operating as "Casey House" without share capital on October 28, 1986 under the Ontario Corporations Act to operate a not-for-profit hospice providing palliative and supportive care to people living with HIV/AIDS. On April 29, 2016, an application for supplementary letters patent was approved, changing the name of the organization to Casey House and redefining the object of the corporation as the establishment, maintenance and provision of a comprehensive program for the care, comfort, support and counselling of persons with HIV/AIDS. Casey House is registered as a charity within the meaning of the Income Tax Act (Canada) and is exempt from income taxes provided certain requirements of the Income Tax Act are met.

2. Summary of significant accounting policies

Basis of presentation

Management has prepared these financial statements on a non-consolidated basis in accordance with Canadian public sector accounting standards including the 4200 series of standards as issued by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada.

These financial statements include the assets, liabilities and activities of Casey House. Details of the non-consolidated organization, Casey House Foundation, are provided in Note 4.

Revenue recognition

Under the Health Insurance Act (Ontario) and the regulations thereto, Casey House is funded primarily by the Province of Ontario in accordance with funding arrangements established by the Ministry of Health (the "Ministry" or MOH). Ontario Health ("OH"), a Crown agency of the Government of Ontario, was established on June 6, 2019. Ministry and OH operating grants are recorded as revenue in the period to which they relate. Where a portion of a grant relates to a future period, it is deferred and recognized in the subsequent period. Ministry and OH grants that are approved but not received at the end of a period are accrued. These financial statements reflect agreed funding arrangements by the Ministry and the OH with respect to the year ended March 31, 2026.

Casey House follows the deferral method of accounting for restricted contributions, whereby restricted contributions are recognized as revenue in the same period in which the related expenses are incurred.

Unrestricted contributions are recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

Externally restricted contributions are recognized as revenue in the year in which the related expenses are recognized. Contributions restricted for the purchase of property and equipment are amortized into income on the same basis as the associated property and equipment.

Financial instruments

All financial instruments are included on the statement of financial position and are measured either at fair value, cost or amortized cost based on the characteristics of the instrument and Casey House's accounting policy choices.

2. Summary of significant accounting policies (continued)

Financial instruments (continued)

All financial instruments reported on the statement of financial position of Casey House are measured as follows:

Cash	Fair value
Investments	Fair value
Accounts and other receivables	Amortized cost
Accounts payable and accrued liabilities	Amortized cost
Due from Casey House Foundation	Amortized cost

Financial instruments measured at fair value are initially recognized at cost and subsequently carried at fair value. Unrealized changes in fair value are recognized in the statement of remeasurement losses until they are realized, when they are transferred to the statement of operations and changes in unrestricted net assets. Transaction costs related to financial instruments in the fair value category are expensed as incurred.

Where a decline in fair value is determined to be other than temporary, the amount of the loss is removed from accumulated remeasurement gains and losses, and recognized into the statement of operations and changes in unrestricted net assets. On sale or disposal, the amount held in accumulated remeasurement gains and losses associated with that instrument is removed from net assets and recognized in the statement of operations and changes in unrestricted net assets.

Financial instruments measured at amortized cost are initially recognized at cost, and subsequently carried at amortized cost using the effective interest rate method, less any impairment losses on financial assets. Transaction costs related to financial instruments in the amortized cost category are added to the carrying value of the instrument.

Write downs on financial assets in the amortized cost category are recognized when the amount of a loss is known with sufficient precision, and there is no realistic prospect of recovery. Financial assets are then written down to net recoverable value with the write down being recognized in the statement of operations and changes in unrestricted net assets.

Property and equipment

Property and equipment are recorded at acquisition cost, less accumulated amortization. Contributed property and equipment are recorded at fair value at the date of acquisition. Expenditures for new facilities or expenditures that substantially increase the useful lives of existing capital assets are capitalized. Renovation costs to maintain normal operating efficiency are expensed as incurred. Maintenance, repairs and minor replacements are also expensed as incurred. Amortization is recorded on a straight-line basis over the estimated useful lives of the assets as follows:

Buildings	40 years
Building improvements	5 to 40 years
Furniture, fixtures and equipment	3 to 10 years
IT software & equipment	3 to 5 years

Casey House reviews the carrying amount of long-lived assets for impairment whenever events or changes in circumstances indicate the carrying amount of an asset may not be recoverable and exceeds its fair value. The impairment loss, if any, is the excess of the carrying value over its fair value. Write-downs are not reversed.

2. Summary of significant accounting policies (continued)

Construction-in-progress

Construction-in-progress represents expenditures incurred for projects currently underway. Upon completion, the related construction-in-progress will be transferred to the appropriate property and equipment category and amortization will commence.

Contributed materials and services

A number of volunteers contribute their services to Casey House each year. Since these services are not normally purchased by Casey House and because of the difficulty in determining the fair value, these contributed services are not recognized or disclosed in the notes to the financial statements. Contributed materials are recorded, when received, at fair value.

Leases

Operating lease costs are recognized as an expense on a straight-line basis over the life of the lease.

Employee future benefits

Employee future benefits relate to life insurance, health and dental benefits paid to employees post-employment with Casey House. The plan is unfunded. The accrued benefit obligation and the current service cost were actuarially determined using the projected benefit method pro-rated on service and based on management's best estimates of salary escalation, retirement ages of employees and health-care costs. The discount rate used to determine the accrued benefit obligation was determined by reference to Casey House's cost of borrowing consistent with the specific rates of interest and periods committed to by Casey House on amounts borrowed. Actuarial gains and losses are amortized over the remaining service lives of the employees. Past service costs are expensed when incurred.

Adjustments arising from plan amendments are recognized in the year when the plan amendments occur.

Sick days that accumulate, but do not vest, are accrued for as an employee benefit.

Use of estimates

The preparation of financial statements in conformity with Canadian Public Sector Accounting Standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Estimates are used when accounting for a number of items including, but not limited to collectability of accounts and other receivables, property and equipment, accounts payable and accrued liabilities and post-retirement benefits. Actual results could differ from those estimates.

3. Investments

	2026	2025
	\$	\$
Redeemable investment certificate	—	45,000
Money Market Fund	1,191,928	1,141,436

3. Investments (continued)

The Money Market Fund has an average term to maturity of 25 days (365 days in 2025) and a yield of 2.59% (2.67% in 2025). The Balanced Pool Fund was divested in 2026 following an update to the Investment policy.

4. Casey House Foundation

All members of the Board of Directors of Casey House Foundation (the "Foundation") are members of the Board of Directors of Casey House and the Foundation and Casey House share the same executive officers. As such, Casey House exercises control over the Foundation. Summary information on the Foundation is disclosed below.

- (a) The Foundation was established to provide financial support for the capital and operating expenditures of Casey House that are not otherwise funded. The Foundation is registered as a charitable foundation within the meaning of the Income Tax Act (Canada).

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The financial statements of the Foundation have not been consolidated with the financial statements of Casey House. Financial summaries of the Foundation as at March 31, 2026 are as follows:

	2026	2025
	\$	\$
Financial position		
Total assets	9,611,192	11,585,871
Total liabilities	1,489,373	1,261,308
Total fund balances	8,121,819	10,324,563
	9,611,192	11,585,871
	2026	2025
	\$	\$
Results of operations		
Total revenue	5,842,953	5,012,787
Total expenses	2,759,265	2,657,521
Total grants	5,286,533	1,906,591
(Deficiency) excess of revenue over expenses	(2,202,845)	448,675
	2026	2025
	\$	\$
Cash flows		
Cash provided by operating activities	(2,214,425)	841,196
Cash used by investing activities	967,250	(665,523)
(Decrease) increase in cash	(1,247,175)	175,673

Total fund balances include \$1,082,473 in endowment funds (\$1,378,748 in 2025), \$4,851,049 in restricted funds (\$6,303,657 in 2025), and \$2,188,296 in unrestricted funds (\$2,642,158 in 2025). Net actuarial gain on employee future benefits of \$800 was included in the unrestricted fund (nil in 2025). The excess of expenses over revenue includes (\$662,041) (\$101,665 in 2025) in unrestricted funds, a deficiency of (\$300,374) ((\$613,405) deficiency in 2025) in endowment funds, and excess of expenses over revenue of (\$1,240,430) (\$960,415 deficiency in 2025) in restricted funds.

4. Casey House Foundation (continued)

Funding provided by the Foundation to Casey House during the year are as follows:

	2026	2025
	\$	\$
Operating grant	3,518,089	1,806,591
Capital grant	1,768,444	100,000
Total grants	5,286,533	1,906,591

The amount due from the Foundation of \$1,064,811 (\$1,017,353 in 2025) represents grants awarded but not received as at the year-end date.

Casey House
Notes to the financial statements
March 31, 2026

5. Property and equipment

	Land & Land improvements	Buildings	Building improvements	Furniture, fixtures and equipment	IT software & equipment	Total
	\$	\$	\$	\$	\$	\$
Cost of purchases						
As at March 31, 2025	1,726,878	43,377,956	1,050,934	2,329,718	471,311	48,956,797
Additions	—	—	1,295,837	172,495	135,533	1,603,865
As at March 31, 2026	1,726,878	43,377,956	2,346,771	2,502,213	606,844	50,560,662
Accumulated amortization						
As at March 31, 2025	1,324	9,215,783	269,161	2,115,331	342,855	11,944,454
Amortization	1,324	1,084,440	111,825	50,156	128,947	1,376,692
As at March 31, 2026	2,648	10,300,223	380,986	2,165,487	471,802	13,321,146
Net book value						
As at March 31, 2026	1,724,230	33,077,733	1,965,785	336,726	135,042	37,239,516
	Land & Land improvements	Buildings	Building improvements	Furniture, fixtures and equipment	IT software & equipment	Total
	\$	\$	\$	\$	\$	\$
Cost of purchases						
As at March 31, 2024	1,726,878	43,377,956	859,534	2,282,103	411,673	48,658,144
Additions	—	—	191,400	47,615	59,638	298,653
As at March 31, 2025	1,726,878	43,377,956	1,050,934	2,329,718	471,311	48,956,797
Accumulated amortization						
As at March 31, 2024	1,324	8,131,343	177,909	2,072,710	215,518	10,598,804
Amortization	—	1,084,440	91,252	42,621	127,337	1,345,650
As at March 31, 2025	1,324	9,215,783	269,161	2,115,331	342,855	11,944,454
Net book value						
As at March 31, 2025	1,725,554	34,162,173	781,773	214,387	128,456	37,012,343

6. Deferred contributions and grants

	Deferred capital contributions	Deferred grants	2026 Total	2025 Total
	\$	\$	\$	\$
Balance, beginning of year	34,207,483	133,964	34,341,447	35,372,451
Contributions received and grants approved during the year	—	—	—	—
Foundation operating grant	—	3,916,512	3,916,512	2,106,591
Foundation capital grant	1,356,568	—	1,356,568	100,000
Foundation grants spent on approved projects	—	(3,916,512)	(3,916,512)	(2,106,591)
Amortization of deferred capital contributions	(1,136,856)	(133,964)	(1,270,820)	(1,131,004)
Balance, end of year	34,427,195	—	34,427,195	34,341,447

7. Pension plan

Employees of Casey House are eligible to be members of the Healthcare of Ontario Pension Plan ("HOOPP"), which is a multi-employer final average pay contributory pension plan. Defined contribution plan accounting is applied to the multi-employer defined benefit plan whereby contributions are expensed when due. Contributions made to HOOPP during the year are included in salaries and benefits in the statement of operations and changes in unrestricted net assets and amounted to \$679,921 (\$621,817 in 2025).

8. AIDS Bureau grant for community education program

Provincial grants include funding from the AIDS Bureau to support Casey House's Community Education program.

	2026 \$	2025 \$
Funds received	615,241	102,212
Salaries and benefit	489,110	97,003
Supplies and other expenses	126,131	5,209
Total distribution	615,241	102,212
Funds received in excess of distributions	—	—

9. Post-retirement benefit obligations

Casey House's non-pension post-retirement benefit plans comprise medical, dental and life insurance coverage for certain groups of employees who have retired from Casey House and are between the ages of 55 and 65. The post-retirement benefit obligations are calculated based on the latest actuarial valuation performed on March 31, 2026.

As at March 31, 2026, the accrued sick leave obligation amounted to \$82,816 (\$83,755 in 2025) is included in accounts payable and accrued liabilities on the statement of financial position.

9. Post-retirement benefit obligations (continued)

The post-retirement benefits as at March 31 include the following components:

	2026 \$	2025 \$
Accrued benefit obligations	18,800	18,400
Unamortized actuarial gains	124,200	133,300
Post-retirement benefit obligations	143,000	151,700

The movement in the post-retirement benefit obligations during the year is as follows:

	2026 \$	2025 \$
Post-retirement obligations, April 1	151,700	160,300
Pension expense for the year		
Remeasurement Adjustment		
Current service cost	2,800	2,700
Amortization of actuarial gains	(9,100)	(9,100)
Interest cost	900	900
	(5,400)	(5,500)
Benefits paid	(3,300)	(3,100)
Post-retirement benefit obligations, as at March 31	143,000	151,700

The significant actuarial assumptions adopted in measuring Casey House's accrued post-retirement benefit obligations are as follows:

	2026	2025
Discount rate, beginning of year	4.4%	4.6%
Discount rate, end of year	4.4%	4.6%
Take-up rates	10.0%	10.0%
Attribution period	17 years	16 years

The take up rate declined to 10% based on actual experience since 2018. The assumed dental care cost trend used in determining the benefit expense is 5% for 2026 (5% in 2025) and decreasing to an annual rate of 4.95% in 2028 and decreasing to an ultimate rate of 3.92% in 2040. The assumed extended health-care cost trend used in determining the benefit expense is 5.6% for 2026 (5.60% in 2025) and decreasing annually to an ultimate rate of 3.92% in 2040.

10. Economic dependence

Casey House is dependent on OH for the majority of its operating funds. Provincial grants recognized in the year were \$12,281,210 (\$11,853,646 in 2025) or 70% (78% in 2025) of Casey House's total revenue.

11. Financial instruments and risk management

Establishing fair value

The carrying value of cash, accounts and other receivables, accounts payable and accrued liabilities approximates their fair value because of the relatively short period to maturity of the instruments.

The following provides an analysis of financial instruments that are measured subsequent to initial recognition at fair value, grouped into Levels 1 to 3 based on the degree to which the fair value is observable:

- Level 1 – fair value measurements are those derived from quoted prices (unadjusted) in active markets for identical assets or liabilities;
- Level 2 – fair value measurements are those derived from inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e., as prices) or indirectly (i.e., derived from prices); and
- Level 3 – fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable inputs).

The fair value hierarchy requires the use of observable market inputs whenever such inputs exist. A financial instrument is classified to the lowest level of the hierarchy for which a significant input has been considered in measuring fair value.

Investments consisting of pooled funds were measured as Level 2 financial instruments.

Risk management

Casey House is exposed to a variety of financial risks, including market risk, credit risk and liquidity risk. Casey House's overall risk management program focuses on the unpredictability of financial markets and seeks to minimize potential adverse effects on Casey House's financial performance. Casey House is exposed to market risk with regard to its pooled fund investments, which are regularly monitored.

Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate as a result of market factors. Market factors include two types of risk: interest rate risk and equity risk.

Interest rate risk

Interest rate risk is the risk the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates.

Equity risk

Equity risk is the risk that the fair value of equity investments will fluctuate because of changes in market prices (other than those arising from interest rate risk), whether those changes are caused by factors specific to the individual investment or factors affecting all securities traded in the market. Casey House is exposed to equity risk through its portfolio investments.

11. Financial instruments and risk management (continued)

Credit risk

Credit risk arises from cash and investments held with financial institutions and credit exposures to patients on outstanding accounts receivable balances. The maximum exposure to credit risk is equal to the carrying value of the financial assets. The objective of managing counterparty credit risk is to prevent losses in financial assets. Cash is held at a major financial institution that has a high credit rating assigned to it by international credit rating agencies minimizing any potential exposure to credit risk. Casey House is exposed to credit risk in the event of non-payment by patients for non-insured services and services provided to non-resident patients. This risk is common to hospitals as they are required to provide care for patients regardless of their ability to pay for services.

As at March 31, 2026, all accounts receivable are current. None of the receivables are past due or impaired.

Liquidity risk

Liquidity risk results from Casey House's potential inability to meet its obligations associated with the financial liabilities as they become due. Casey House monitors its operations and cash flows to ensure current and future obligations will be met. Casey House believes its current sources of liquidity are sufficient to cover its currently known short and long-term cash obligations.