

Circle Voluntary Housing Association
Company Limited by Guarantee

Reports and Financial Statements
for the financial year ended
31 December 2025

Company Number 374693

CIRCLE VOLUNTARY HOUSING ASSOCIATION COMPANY LIMITED BY GUARANTEE

**REPORTS AND FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025**

CONTENTS	PAGE
DIRECTORS AND OTHER INFORMATION	2
DIRECTORS' REPORT	3 - 11
DIRECTORS' RESPONSIBILITIES STATEMENT	12
INDEPENDENT AUDITOR'S REPORT	13 - 17
STATEMENT OF COMPREHENSIVE INCOME	18
STATEMENT OF FINANCIAL POSITION	19
STATEMENT OF CHANGES IN RESERVES	20
STATEMENT OF CASH FLOWS	21
NOTES TO THE FINANCIAL STATEMENTS	22 - 36
SUPPLEMENTARY FINANCIAL INFORMATION	37 - 39

CIRCLE VOLUNTARY HOUSING ASSOCIATION COMPANY LIMITED BY GUARANTEE

DIRECTORS AND OTHER INFORMATION

DIRECTORS

Gemma Kavanagh (resigned 9th March 2026)
Richard Mc Donagh
Damian Kennedy
Breege Anne Murphy
Garret Tynan (resigned 31st December 2025)
John Deegan
Keith Gilmor
Michelle Ni Riordan (resigned 06th February 2025)
Paul Costello (resigned 22nd April 2026)
Todaishe Mangwiza
Rueben Hambakachere (appointed 26th May 2025; resigned 26th February 2026)
Sheenagh McNally (appointed 09th September 2025)
Chris White (resigned 01st January 2025)
John O Connor (Chair) (appointed 22nd May 2026)
Gene Clayton (appointed 28th May 2026)
Rosalind Carroll (appointed 26th May 2026)

PATRON

David Williams (resigned 01st March 2026)

COMPANY SECRETARY

Colin Creedon (resigned 11th May 2026)
Lisa Flynn (appointed 6th May 2026)

REGISTERED OFFICE

Phoenix House
32-34 Castle Street
Dublin 2

INDEPENDENT AUDITORS

Grant Thornton
Chartered Accountants and Statutory Audit Firm
6th Floor, Penrose One,
Penrose Dock, Cork.

BANKERS AND FINANCE PROVIDERS

Housing Finance Agency
46 St. Stephen's Green
Dublin 2

Allied Irish Bank plc
7/12 Dame Street
Dublin 2

Bank of Ireland
College Green
Dublin 2

SOLICITORS

Mason Hayes and Curran
Byrne Wallace
Beauchamps
Amoss
Ferry Solicitors
Kane Tuohy LLP
CC Solicitors

CHARITY REGISTRATION NUMBER

15529

COMPANY REGISTRATION NUMBER

374693

CHARITIES REGULATORY AUTHORITY NUMBER

20053840

PSRA LICENSE NUMBER

004792

DIRECTORS' REPORT

The directors have great pleasure in presenting their annual report together with the audited financial statements for the financial year ended 31 December 2025.

PURPOSE, OBJECTIVES AND ACTIVITIES

Circle Voluntary Housing Association's ("Circle VHA" or the "Company") primary objective is to provide housing for persons deemed to be in housing need. Circle VHA's vision is "making a difference by providing quality homes for people in housing need".

Our purpose is "to deliver quality homes and services in partnership with our tenants and local services to create sustainable communities". As a socially responsible Approved Housing Body (AHB), Circle VHA actively engages with its tenants, other residents, statutory agencies and local communities to create socially responsible, environmentally acceptable and sustainable communities. We commenced the delivery of our housing and facilities management services in 2006.

REFERENCE AND ADMINISTRATIVE DETAILS - LEGAL STATUS

Circle VHA is a company limited by guarantee incorporated in Ireland in 2003, registered number 374693.

The Company has also been granted charitable status, for taxation purposes by the Revenue Commissioners, charity number CHY 15529. All income is applied only for the promotion of the charitable objectives of the Company.

**ACHIEVEMENTS AND PERFORMANCE
STRATEGIC PLANNING AND DIRECTION**

The Board at its meetings reviews the strategic direction of the Company on a planned thematic basis over the 12-month period. Each year, the Board considers and approves a 5-Year Business Plan and a 30-year financial plan which incorporates an Asset Management Plan.

In October 2024, the Board considered Circle VHA's strategic direction for the period 2025 to 2027 and set out the following strategic goals for the Company under a new strategic plan, Niti-Plan 27:

1. **Culture & Communication:** Circle VHA continues to foster a collaborative and transparent environment where staff and tenants feel heard and valued, with continued focus on the importance of further developing a positive organizational culture and transparent communication. By focusing on tenant engagement and stakeholder relationships, the organisation will continue to build strong connections with its community and stakeholders.
2. **Sustainable Growth:** Circle VHA is committed to long-term success that allows the organisation to continue providing secure and affordable housing to existing and future tenants. Sustainable growth focuses on ensuring long-term financial stability and expanding housing stock. By enhancing asset management, and maintaining financial rigor, Circle VHA aims to overcome funding constraints and ensure the continued delivery of affordable housing.
3. **Quality Processes & Systems:** This strategic pillar aims to improve operational efficiency and service delivery. Through the implementation of robust Quality Management and an integrated IT ecosystem, Circle VHA will enhance its ability to manage projects and serve tenants effectively.

At the heart of these goals is an unwavering commitment to our tenants. Niti-Plan 27 builds upon our existing tenant strategy to ensure tenant-focused service delivery. The Management Team (MT) believe that by focusing on these core areas, we can create a future where everyone has access to a safe and secure place to call home.

Circle VHA works actively with the Department of Housing, Local Government and Heritage (DHLGH), Local Authorities and other external stakeholders in the delivery of new social housing as outlined in the Government's housing strategy, *Delivering Homes, Building Communities*.

DIRECTORS' REPORT (CONTINUED)

ACHIEVEMENTS AND PERFORMANCE (CONTINUED)

ASSET MANAGEMENT

A Stock Condition Survey of all Circle owned stock was completed in 2024 which has provided the data for the Asset Management Strategy for the period 2025-2029. This survey identified that planned maintenance works which includes component replacement that need to be delivered by 2029. Some of these works have commenced in 2025. Another aim of the Asset Management Strategy is to consider options for the use of technology to better collate and analyse our asset data, as well as to provide efficiencies and better management of our services

MANAGEMENT AND STAFF

We acknowledge with appreciation the committed work of our staff. Our continuing growth and delivery of our housing services is due to their professionalism, dedication and commitment. There were 68 persons employed by Circle VHA at the year end.

KEY PERFORMANCE INDICATORS

The key performance indicators in housing management such as rent arrears levels, maintenance services, and empty homes are actively monitored and managed by the Management team and reported to the Board. We have adopted a balanced scorecard that enhances the strategic nature of our reporting to the Board and acts as an early warning system for the Board in terms of operational and strategic drift. Circle VHA aims to provide the best service possible to our tenants. The company carried out tenant satisfaction surveys on a quarterly basis. The findings from these surveys provide insight into how satisfied tenants are with their homes and the services provided.

FINANCIAL RISK MANAGEMENT

The Company's activities expose it to financial risks. The Company has budgetary and financial reporting procedures, supported by appropriate key performance indicators, in place to manage these risks. All key financial indicators are reported to the Board and monitored on an on-going basis by management and the Finance, Audit and Risk Committee.

CREDIT RISKS

The Company's principal financial assets are bank balances, cash and other debtors. The Company's credit risk is primarily attributable to its rental and other debtors. The management of rent payment is a critical housing management task, and the active pursuit of rent arrears is an important task for the whole Company. We have specific roles in Housing Management for Income Management Officers, who ensure the effective and efficient collection of rents and support tenants in arrears to achieve agreements for the proactive reduction of arrears and sustainable tenancies.

We recognise that we provide housing to some tenants who are on low incomes and that rent management must be undertaken with firmness and fairness. The amounts presented as debtors in the balance sheet are net of allowances for doubtful receivables. An allowance for impairment is made where there is an identified loss event which, based on previous experience, is evidence of a reduction in the recoverability of the cash flows. The Company has no significant concentration of credit risk, with exposure spread over a large number of counterparties and customers.

DIRECTORS' REPORT (CONTINUED)

ACHIEVEMENTS AND PERFORMANCE (CONTINUED)

INTEREST RATE RISK

At the end of 2025, all long-term loans held by Circle VHA were on a fixed interest rate, either for the first 20 years of the loan with a further 5-year period at variable rate, or at a fixed interest rate for the full period of the loan.

OTHER RISKS

The Board and management have identified these risks, and the risks above, and put in place a series of steps to mitigate these risks. Risk management is a live agenda item for the Management team, the risk register is reviewed regularly to reflect changes in both the internal and external environment and is further considered at the Finance, Audit and Risk Committee meetings and reported to the Board for their consideration twice a year.

As of April 2026, reconstitution of the former Finance, Audit and Risk Committee (FARC) into a Finance and Treasury Committee (FTC), chaired by Damian Kennedy, and a Risk and Audit Committee (RAC), chaired by Richard McDonagh was agreed by Board.

The Finance, Risk and Audit Committee has been restructured into a Finance and Treasury Committee, to reflect a stronger focus on cashflow management, treasury oversight and financial reporting. The committee will oversee adherence to robust financial controls, reporting accuracy and liquidity management.

The RAC will oversee internal controls, internal and external audit findings and the Corporate Risk Register.

1. Economic Risk

Circle VHA recognises the current economic context and the changed housing policy framework as stated by the DHLGH and the Government in *Delivering Homes, Building Communities*. This policy provides a policy and governance framework for the delivery of new social housing homes by both the Local Authority and AHB sectors. There is a commitment to an increased range of funding for the sector via capital grants and loan options. There are ambitious growth targets being set for the sector which will present opportunity and potentially financial and other risks.

2. Financing

The focus is on ensuring that Circle VHA has sufficient resources available to meet short term funding requirements and any unforeseen events. Our Treasury Management policy is designed to ensure all loan covenants are met, mitigate the impact of any adverse movements in interest rates and explore any new potential type of funding. Circle VHA has sufficient Board and management knowledge and expertise on these issues.

3. Growth

Growing the Company significantly over the coming years also poses a number of risks. The Change Management processes need to be carefully controlled and monitored at all levels to ensure that there is appropriate risk mitigation, reporting, and internal control development by the Board and management to avoid loss of focus and delivery on day-to-day services.

4. Technology

Aligned to this growth is the adoption of new technological systems to drive efficiency and effectiveness in the delivery of our services. Circle VHA will be implementing new software, to drive a modern approach to tenant engagement, service streamlining and service development.

In 2026 tenants will see a benefit from these new systems and processes, Circle VHA will continue to improve as a result of the effective adoption of the software.

DIRECTORS' REPORT (CONTINUED)

RISKS (CONTINUED)

5. General Data Protection Requirements ("GDPR")

The requirement to be compliant with GDPR, imposed by the European Union, from 25th of May 2018 has been a focus for Circle VHA. As of 31st December 2025, the Directors are of the view that the company is adhering to the legislation.

6. IT Security Risk

To mitigate IT security risks, including cyber risks, we employ a comprehensive strategy that includes implementing advanced firewalls, intrusion detection systems, and regular security audits. Additionally, we regularly update our systems with the latest security patches and conduct mandatory employee training programs to enhance awareness of cybersecurity best practices. Taking these proactive measures ensures the protection of our IT system and the data we manage

We recognise the risks that are being placed upon the AHB sector, and we are very conscious of the importance of our Risk Management Framework.

FINANCIAL REVIEW

RESULTS FOR THE FINANCIAL YEAR AND REVIEW OF OPERATIONS IN 2025

Circle VHA continued to increase the number of properties under its housing and facilities management during 2025 primarily via loan finance and capital grants. The scale of increase is outlined below.

	2025 No.	2024 No.
Dwelling homes owned	1,378	1,214
Dwelling homes leased	652	611
Total Social Housing homes	2,030	1,825
Dwelling homes provided with estate management services	1,969	1,902

The scale of the increase in housing management during 2025 was 164 additional homes which increased the homes available for social housing to 2,030 in total at the financial year end. The new dwelling homes purchased are newly constructed A rated homes.

Our intention over the coming years is to develop social housing in Local Authority areas that offer an appropriate opportunity to create sustainable communities.

Circle VHA, as a general needs housing provider comes under the remit of the Residential Tenancies Board ("RTB") for all landlord tenant relationship and disputes that may arise. We continue to work closely with the RTB to ensure our responsibilities as a social landlord meet the legislation set out in the Residential Tenancies Act.

As per our responsibilities as a social housing landlord and as a duty of good governance and care to our tenants, we inform all of our tenants of the remit of the Residential Tenancies Board and how its processes work both for the tenant and the landlord. This ensures that our tenants are more informed of their rights as tenants.

In our role as a managing agent for Owner Management Companies, we are approved and hold a Property Services Regulatory Authority license to deliver such services.

DIRECTORS' REPORT (CONTINUED)

FINANCIAL PERFORMANCE

Circle VHA's accounting policy for the measurement of its housing stock is to carry these at cost less provision for impairment. The basis for selecting this accounting cost policy over the alternative of a revaluation policy, is:

- 1) Circle VHA is a long-term provider of housing for people deemed to be in housing need. The housing stock is carried for this long-term purpose, temporary fluctuations in the value of the underlying housing stock do not impact the delivery of Circle VHA's primary objective.
- 2) Circle VHA benefits from having secured long term finance in place for much of its housing stock, with the intention of ensuring a long-term matching of Circle VHA's assets and liabilities.

The FTC committee has considered the valuation of the property portfolio and using multiple comparable valuation methods are satisfied that no impairment adjustment is required in the financial year to 31st December 2025.

Total comprehensive income for the financial year €3.9m (2024: €2.2m). In 2025, Circle VHA shows an operating surplus of €10.9m on a turnover of €23.5m (operating surplus of €7.2m on a turnover of €18.2m in 2024).

TURNOVER

The income of the Company increased to €23.5m from €18.2m in 2024, an increase of 29%. The primary sources of income are rental income, payment and availability payments and management and maintenance allowances. Rental income and service charges remained as the main source of income at €8.6m for the financial year, an increase of 16% on 2024 rental income and service charges. Payment and Availability payments continued to increase, in 2025 this income type amounted to €14.1m, an increase of 48% on the 2024 figure.

EXPENDITURE

Expenditure in the financial year was €12.3m compared to €11m in 2024 which was an increase of 12%. This increase was in line with budget and demonstrates the commitment of the Board to continue to invest in the Company. This investment, in both our people and our technology, will ensure that Circle VHA continues to provide a service which exceeds the expectations of our stakeholders.

Total staff costs were €4.2m compared to €3.8m in 2024 which was an increase of 11%. The increase is due to the increase in new homes and is required to provide the level of service to our current tenants and stakeholder satisfaction levels.

RESERVES

At the financial year end, total reserves were €41.1m in 2025 compared to €34.5m in 2024.

The increase in reserves is attributed to the net adjustments for amortisation of CAS and CLSS loans of €4.3m and cumulative depreciation on CAS and CLSS properties of €1.3m. This is offset against the operating surplus for the financial year of €10.9m, net interest expense of €7.3m, cumulative depreciation on other properties of €2.6m.

It is Circle VHA's policy to maintain unrestricted reserves to ensure the long-term viability and future growth of the Company. The capital reserve comprises Capital Assistance Scheme and Capital Loan and Subsidy Scheme funding which has been amortised over the term of the scheme (30 years).

DIRECTORS' REPORT (CONTINUED)

EVENTS AFTER BALANCE SHEET DATE

There were no subsequent events noted post year end that impact these financial statements or our trading outcomes. The Board, with the Executive Team, have been working through a number of governance changes that will strengthen Circle for the future. These changes will also support our continued goal of meeting regulatory requirements over the coming years. These changes include appointing a new Chair and two additional Board Members splitting out our Finance Audit and Risk Committee into two separate committees (Finance and Treasury Committee and Audit and Risk Committee, securing an extra €5m from AIB as part of our refinancing approaches and increasing the focus on reporting on finances and fire remediation.

The Board continues to work through a plan that will strengthen governance, financial performance and Asset Management across Circle VHA and are committed to achieving an improved position in relation to our recently published Approved Housing Body Regulatory Authority Assessment.

GOING CONCERN

The Directors have a reasonable expectation that the Company has adequate resources to continue its operational existence for the foreseeable future, and they continue to adopt the going concern basis of accounting in preparing the annual financial statements. Further details regarding the adoption of the going concern basis can be found in Note 2 to the financial statements.

ACCOUNTING RECORDS

The measures that the Directors have taken to secure compliance with the requirements of Sections 281 to 285 of the Companies Act 2014 with regard to the keeping of accounting records, are the employment of appropriately qualified accounting personnel and the maintenance of computerised accounting systems. The Company's accounting records are maintained at the Company's registered office at 32-34 Castle Street, Dublin 2.

STRUCTURE, GOVERNANCE AND MANAGEMENT

During 2025, Circle VHA was governed by a Board of twelve Directors (two new directors joined and three post year-end; three directors resigned during the year, three resigned post year-end) who are not paid for their services.

The Company Secretary resigned post year-end on the 11th of May 2026 with new Company Secretary appointed 27th May 2026.

The Board is responsible for providing leadership, approving strategy for the Company to achieve its vision and purpose, reviewing the performance and management of our services, reviewing risk and ensuring proper probity and compliance with required governance and legal requirements. There is a clear division of responsibility between the Board and the Chief Executive.

The Directors bring their experience in corporate finance, housing policy, housing management, human resources, information technology, legal affairs, strategy, leadership and planning to bear on guiding the company. Matters such as policy, strategic planning, financial reporting and forecasts, budgets, and operational delivery of our housing services are reported to the Board for their consideration and approval.

In 2025, seven Board meetings were held, including one full away day. The attendance of the directors at these Board Meetings were as follows:

DIRECTORS' REPORT (CONTINUED)

Gemma Kavanagh	(Chair from October 2025, resigned 09 th March 2026)	7 of 7
Breege-Anne Murphy	(Appointed 30 th September 2024)	6 of 7
Damian Kennedy	(Appointed 20 th November 2020)	7 of 7
Garret Tynan	(Resigned 31 st December 2025)	4 of 7
John Deegan	(Appointed 14 th February 2024)	6 of 7
Keith Gillmor	(Appointed 20 th October 2022)	7 of 7
Michelle Ni Riordain	(Resigned 6 th February 2025)	0 of 1
Paul Costelloe	(Appointed 30 th September 2024, resigned 22 nd April 2026)	6 of 7
Richard McDonagh	(Appointed 20 th October 2022)	6 of 7
Todaishe Mangwiza	(Appointed 30 th September 2024)	4 of 7
Rueben Hambakachere	(Appointed 26 th May 2025, resigned 26 th February 2026)	1 of 5
Sheenagh McNally	(Appointed 09 th September 2025)	3 of 3
Chris White	(Resigned 01 st January 2025)	0 of 0
John O' Connor	(Appointed 22 nd May 2026)	0 of 0
Gene Clayton	(Appointed 28 th May 2026)	0 of 0
Rosalind Carroll	(Appointed 26 th May 2026)	0 of 0

The Directors, who served at any time during the financial year, are as disclosed above. The Company Secretary was Colin Creedon. Lisa Flynn is currently Company Secretary.

The Board has reviewed its performance annually and its governance on a regular basis during the calendar year. The Board reviewed its governance and compliance with the Charities Governance Code as per the principles established in the Code in late 2017 and launched in November 2018. Circle VHA is compliant with the Charities Governance Code.

The Board is assisted by five committees which are authorised to make recommendations to the Board.

1. Finance Audit and Risk Committee

Chair: Damian Kennedy

(FARC met seven times in 2025)

FARC members in 2025 were board members Damian Kennedy, Gemma Kavanagh, Garret Tynan and Michelle Ní Riordáin and Martin Hannigan, a non-board member. The role of this committee is to review the internal control systems and reporting and to review the external audit and risk management policies. It examined our existing financial controls, reviewed our management accounts, our corporate risk register and internal audit review. It also met with our auditors and reviewed the financial statements for 2025.

DIRECTORS' REPORT (CONTINUED)

STRUCTURE, GOVERNANCE AND MANAGEMENT (CONTINUED)

As of April 2026, reconstitution of the former Finance, Audit and Risk Committee (FARC) into a Finance and Treasury Committee (FTC), chaired by Damian Kennedy, and a Risk and Audit Committee (RAC), chaired by Richard McDonagh was agreed by Board.

The Finance, Risk and Audit Committee has been restructured into a Finance and Treasury Committee (FTC), to reflect a stronger focus on cashflow management, treasury oversight and financial reporting. The committee will oversee adherence to robust development of financial controls, reporting accuracy and liquidity management.

The RAC will oversee internal controls, internal and external audit findings and the Corporate Risk Register. The FTC will oversee financial governance, including cashflow forecasting, treasury management and financial reporting.

2. Development Committee

Chair: Keith Gillmor

(DevCom met four times in 2025)

The committee members in 2025 were Jane Doyle, John Deegan, Keith Gillmor, Fr. Patrick Carolan, Richard Boyle and Richard McDonagh. Fr. Patrick Carolan, Richard Boyle and Jane Doyle are external members. The role of the committee is to review proposed development opportunities and specific projects, and new funding opportunities.

3. Remuneration and Nomination Committee

Chair: Breege Anne Murphy

(RemNom met twice in 2025)

The committee members in 2025 were Breege Anne Murphy, Damian Kennedy and Eamonn McGee. Eamonn McGee is an external member. The role of the committee is to review the Company's human resource policies, manage succession planning, review staffing levels and remuneration of the CEO.

4. Strategic Purpose Group (SPG)

The Board resolved to retire the SPG Committee at the Board meeting which took place on 26th February 2025. It was agreed that all policy reviews would be assigned to the FARC Committee and Board to lead on Strategy delivery review.

5. Tenant First Link (TFL)

Chair: Chris Ellison; Sheenagh McNally as of 09th September 2025

(TFL met 5 times in 2025)

The TFL committee was established and held its first official meeting in May 2025, marking an important moment in tenant engagement within Circle. The committee members in 2025 were Board members Sheenagh McNally and Todaishe Mangwiza with external members Chris Ellison, David Kortukohun, Siobhan O'Driscoll, Margaret Pierce, Lorraine Gorman and Natasha Whelan. The role of the committee is to support the Tenant Advisory Group (TAG) on issues of concern, delay, or variation in Tenant Communication and Engagement Strategy and associated action plan targets, as well as monitor how Circle operates through a Tenant Lens.

The Board recognises that to ensure good governance a renewal of Board Membership is an important facet of its considerations. The Board recruited four new Board Members in 2025 who are also new members of four sub-committees. This is to ensure that there is sufficient scope for Board renewal and succession over the coming years.

TRANSACTIONS INVOLVING DIRECTORS

During the financial year ended 31 December 2025, there were no transactions involving Directors (2024: €Nil).

DIRECTORS' REPORT (CONTINUED)

PENSIONS

The Company operates a defined contribution pension scheme which employees are eligible to join. The Company matches staff contribution up to 7% of salary. The assets of the scheme are managed by Zurich Pensions and MCG Financial Services Ltd and are held separately from the Company. The Company is compliant with all requirements under pension legislation.

POLITICAL AND CHARITABLE CONTRIBUTIONS

There were no political or charitable contributions made by Circle VHA during the financial year (2024: €Nil).

EXEMPTIONS FROM DISCLOSURES

The board of directors did not avail of exemptions from disclosures when preparing this director's report.

FUNDS HELD AS CUSTODIAN TRUSTEE ON BEHALF OF OTHERS

Circle VHA does not act as a custodian trustee on behalf of others.

DISCLOSURE OF INFORMATION TO AUDITORS

In the case of each of the persons who are directors at the time the directors' report and financial statements are approved:

- a) So far as the Director is aware, there is no relevant audit information of which the Company's statutory auditors are unaware; and
- b) Each Director has taken all steps that ought to have been taken by the Director to make himself/herself aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of Section 330 of the Companies Act 2014.

AUDITORS

Grant Thornton, Chartered Accountants and Statutory Audit Firm, who were appointed during the year continue in office in accordance with Section 383(2) of the Companies Act 2014.

Approved by the Board and signed on its behalf by:



John O'Connor
Director



Damian Kennedy
Director



Date: 02/07/2026

DIRECTORS' RESPONSIBILITIES STATEMENT

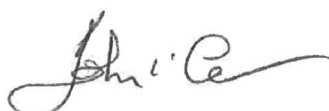
The directors are responsible for preparing the directors' report and the financial statements in accordance with the Companies Act 2014.

Irish Company law requires the directors to prepare financial statements for each financial year. Under the law, the directors have elected to prepare the financial statements in accordance with FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland ("relevant financial reporting framework"). Under Company law, the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the assets, liabilities and financial position of the Company as at the financial year end date and of the profit or loss of the Company for the financial year and otherwise comply with the Companies Act 2014.

In preparing those financial statements, the directors are required to:

- select suitable accounting policies for the Company financial statements and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether the financial statements have been prepared in accordance with the applicable accounting standards, identify those standards, and note the effect and the reasons for any material departure from those standards; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The directors are responsible for ensuring that the Company keeps or causes to be kept adequate accounting records which correctly explain and record the transactions of the Company, enable at any time the assets, liabilities, financial position and profit or loss of the Company to be determined with reasonable accuracy, enable them to ensure that the financial statements and directors' report comply with the Companies Act 2014 and enable the financial statements to be audited. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. The directors are responsible for the maintenance and integrity of the corporate and financial information included on the Company's website.



John O'Connor
Director



Damian Kennedy
Director

Date: 02/07/2020

Independent auditor's report to the members of Circle Voluntary Housing Association Company Limited by Guarantee

Opinion

We have audited the financial statements of Circle Voluntary Housing Association Company Limited by Guarantee (the "company"), which comprise the Statement of comprehensive income, the Statement of financial position, the Statement of cashflows and the Statement of changes in equity for the financial year ended 31 December 2025 and the related notes to the financial statements, including the summary of significant accounting policies.

The financial reporting framework that has been applied in the preparation of the financial statements is Irish law and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (Generally Accepted Accounting Practice in Ireland) the "relevant accounting framework".

In our opinion, Circle Voluntary Housing Association Company Limited by Guarantee's financial statements:

- give a true and fair view of the assets, liabilities, and financial position of the company as at 31 December 2025 and of its profit or loss and cash flows for the financial year then ended,
- have been properly prepared in accordance with the relevant accounting framework, and
- have been properly prepared in accordance with the requirements of the Companies Act 2014.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (Ireland) ('ISAs (Ireland)') and applicable law. 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 company in accordance with the ethical requirements that are relevant to our audit of the financial statements in Ireland, including the Ethical Standard for Auditors (Ireland) issued by the Irish Auditing and Accounting Supervisory Authority (IAASA), and the ethical pronouncements established by Chartered Accountants Ireland, applied as determined to be appropriate in the circumstances for the company. 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.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the directors' use of going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from the date when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

Independent auditor's report to the members of Circle Voluntary Housing Association Company Limited by Guarantee

Other information

The directors are responsible for the other information. Other information comprises information included in the annual report, other than the financial statements and the auditor's report thereon, including the Directors' report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Opinion on the matters prescribed by the Companies Act 2014

We have obtained all the information and explanations which to the best of our knowledge and belief, we considered necessary for the purposes of our audit.

In our opinion:

- the accounting records of the company were sufficient to permit the financial statements to be readily and properly audited.

The statement of financial position and statement of comprehensive income are in agreement with the accounting records and returns.

In our opinion, based on the work undertaken in the course of our audit:

- the information given in the Directors' report for the financial year is consistent with the financial statements.
- the Directors' report has been prepared in accordance with applicable legal requirements, excluding the requirements on sustainability reporting in Part 28.

Based on our knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified any material misstatements in the Directors' report.

Matters on which we are required to report by exception

The Companies Act 2014 requires us to report to you if, in our opinion, the requirements of sections 305 to 312 of the Act, which relate to the disclosure of directors' remuneration and transactions with directors have not been complied with by the company. We have nothing to report in this regard.

Independent auditor's report to the members of Circle Voluntary Housing Association Company Limited by Guarantee

Responsibilities of the management and those charged with governance for the financial statements

As explained more fully in the Directors' responsibilities statement, the directors are responsible for the preparation of the financial statements in accordance with the applicable financial reporting framework that give a true and fair view, and for such internal control as they determine 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, the directors are responsible for assessing the company'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 directors either intends to liquidate the company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the company's financial reporting process and for the preparation of financial statements that give a true and fair view.

Auditor's responsibilities for the audit of the financial statements

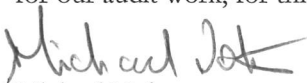
The objectives of an auditor are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (Ireland) 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.

A further description of our responsibilities for the audit of the financial statements is located on the Irish Auditing and Accounting Supervisory Authority's website at: <https://iaasa.ie/publications/description-of-the-auditors-responsibilities-for-the-audit-of-the-financial-statements/>. This description forms part of our auditor's report.

Independent auditor's report to the members of Circle Voluntary Housing Association Company Limited by Guarantee

The purpose of our audit work and to whom we owe our responsibilities

This report is made solely to the company's members, as a body, in accordance with section 391 of the Companies Act 2014. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Michael Nolan

For and on behalf of

Grant Thornton

Chartered Accountants & Statutory Audit Firm

Cork

Date: 2 July 2026

CIRCLE VOLUNTARY HOUSING ASSOCIATION COMPANY LIMITED BY GUARANTEE

**STATEMENT OF COMPREHENSIVE INCOME
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025**

	<i>Notes</i>	2025 €	2024 €
Turnover	<i>4</i>	23,511,347	18,240,361
Administrative expenses		(12,620,309)	(11,024,737)
Operating surplus before interest, amortisation and depreciation		10,891,038	7,215,624
Interest payable and similar charges	<i>7</i>	(7,271,598)	(4,984,450)
Amortisation of Local Authority Loans	<i>16</i>	4,267,990	3,396,480
Depreciation of housing properties	<i>10</i>	(3,922,131)	(3,377,263)
Surplus on ordinary activities before taxation	<i>8</i>	3,965,300	2,250,391
Tax on surplus on ordinary activities	<i>9</i>	0	0
Total comprehensive income for the financial year		<u>3,965,300</u>	<u>2,250,391</u>

There are no other recognised gains or losses other than those listed above and the total comprehensive income for the financial year. All income and expenditure derive from continuing activities.

CIRCLE VOLUNTARY HOUSING ASSOCIATION COMPANY LIMITED BY GUARANTEE

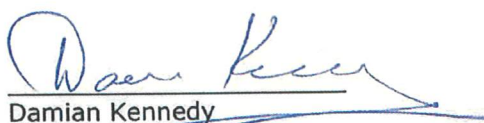
**STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2025**

	Notes	2025 €	2024 €
Fixed Assets			
Tangible assets	10	402,404,006	338,444,741
Intangible assets	11	235,738	321,284
Properties in course of construction	12	5,287,144	29,710,719
		<u>407,926,888</u>	<u>368,476,744</u>
Current Assets			
Debtors: Amounts falling due within one financial year	13	5,355,814	6,536,777
Cash and cash equivalents	14	1,996,361	1,570,822
		<u>7,352,175</u>	<u>8,107,599</u>
Creditors: Amounts falling due within one financial year	15	<u>(13,283,248)</u>	<u>(12,303,655)</u>
Net current assets/(liabilities)		<u>(5,931,073)</u>	<u>(4,196,056)</u>
Total assets less current liabilities		401,995,815	364,280,688
Creditors: Amounts falling due after more than one financial year	16	(360,842,406)	(329,775,417)
NET ASSETS		<u><u>41,153,409</u></u>	<u><u>34,505,271</u></u>
Reserves			
Retained earnings	18	2,947,383	1,942,370
Capital reserves	18	34,403,756	31,443,469
Housing Agency Equity	18	3,802,270	1,119,432
		<u><u>41,153,409</u></u>	<u><u>34,505,271</u></u>

The notes on pages 21 to 34 form part of these statements.

The financial statements were approved and authorised for issue by the Board of Directors on 02/07/2026 and signed on its behalf by:


John O'Connor
Chair


Damian Kennedy
Director

**STATEMENT OF CHANGES IN RESERVES
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025**

	Retained Earnings	Capital Reserves	Housing Agency Equity	Total
	(see note 18)	(see note 18)	(see note 18)	
	€	€	€	€
At 1 January 2024	2,038,667	29,096,781	-	31,135,448
Total comprehensive income for the financial year	2,250,391	-	-	2,250,391
Housing Agency Equity	-	-	1,119,432	1,119,432
Transfer amortisation and depreciation of housing properties to capital reserves	(2,346,688)	2,346,688	-	-
At 31 December 2024	1,942,370	31,443,469	1,119,432	34,505,271
Total comprehensive income for the financial year	3,965,300	-	-	3,965,300
Housing Agency Equity	-	-	2,682,838	2,682,838
Transfer amortisation and depreciation of housing properties to capital reserves	(2,960,287)	2,960,287	-	-
At 31 December 2025	2,947,383	34,403,756	3,802,270	41,153,409

STATEMENT OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

		€	€
Net cash flows from operating activities	19	11,526,061	6,639,723
Cash flows used in investing activities			
Purchase of tangible fixed assets	10	(41,751,168)	(64,063,937)
Purchase of intangible assets	11	-	-
Additions in work in progress	12	(1,809,541)	(20,878,501)
Net cash flows used in investing activities		(43,560,708)	(84,942,438)
Cash flows from financing activities			
Interest paid		(5,868,867)	(3,950,496)
Increase in bank and HFA loans		21,441,803	46,441,795
Increase in local authority (CALF) loans		9,400,531	19,440,527
Increase In Housing agency loans		4,694,967	2,237,241
Increase in CLSS and CAS loans		108,914	12,657,384
HFA Equity		2,682,838	1,119,432
Net cash flows from financing activities		32,460,186	77,945,883
Net increase/(decrease) in cash and cash equivalents		425,539	(356,832)
Cash and cash equivalents at beginning of financial year		1,570,822	1,927,654
Cash and cash equivalents at end of financial year		1,996,361	1,570,822
Reconciliation to cash and cash equivalents:			
Cash at bank and in hand		520,476	(410,461)
Retentions held on behalf of third parties		1066,106	349,510
Cash in solicitors' client account		409,779	1,631,773
Cash and cash equivalents at end of financial year		1,996,361	1,570,822

Analysis of changes in net Debt

	At 1 January 2025	Cash flows	Other non- cash changes	At 31 December 2025
	€	€		€
Cash and Cash equivalents				
Cash at bank and in hand	1,570,822	425,539	-	1,996,361
Borrowings				
Debt due within one year	(2,870,485)	(1,677,633)	-	(4,548,118)
Debt due after one year	(330,132,767)	(30,709,639)	-	(360,842,406)
Total	(331,432,431)	(31,961,732)	=	(363,394,163)

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025**

1. ACCOUNTING POLICIES

The principal accounting policies are summarised below. They have all been applied consistently throughout the financial year and to the preceding financial year.

General Information and Basis of Accounting

The Company is limited by guarantee and has no share capital. Circle VHA is a Company incorporated in Ireland under the Companies Act 2014 with a registered number 374693. The address of the registered office is noted on page 2. The nature of the Company's operations and its principal activities are set out in the directors' report. The financial statements have been prepared under the historical cost convention, and in accordance with the Companies Act 2014 and Financial Reporting Standard 102 (FRS 102) issued by the Financial Reporting Council. The functional currency of Circle VHA is considered to be euro because that is the currency of the primary economic environment in which the Company operates.

Going Concern

The Directors are required to make a statement on the adequacy of the Company's cash reserves over a 12-month period from the date of signing the Financial Statements, and its ability to continue as a going concern. A cashflow projection was undertaken to inform the statement being made by the Directors. The cashflow was prepared based on assumptions appropriate to the operating environment expected over the period to the end of June 2026. This cashflow projection showed that the Company should have adequate resources to operate effectively. In addition, a cashflow was prepared on a significant negative stress scenario basis. This scenario demonstrated that the company's cash position would remain well within the resources and facilities available to it.

Based on these factors, the Directors believe the Company has adequate resources to continue its operational existence for the foreseeable future.

Turnover

Turnover represents rental income from third parties, development allowances and revenue grants receivable from local authorities and the Department of Housing, Local Government and Heritage, and other government departments, management fees, payments and availability income, service charges and other income. Where income is received from tenants, local authorities or other funders in advance, the amounts are recorded as deferred income and included as part of creditors due within one financial year.

Development Allowances

Development allowances receivable are credited to income in the period in which the development work is undertaken, and the administrative expenses are incurred in respect of the relevant project.

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025**

Tangible Assets - Housing Properties

Housing properties and other fixed assets are stated at cost. The cost of housing properties comprises the following:

- a) Cost of acquiring land and buildings
- b) Construction and development expenditure

Depreciation of Tangible Assets

Depreciation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset.

In accordance with the depreciation policy of the Company, the Board Members consider that the land and structures' residual value is considered not less than the cost capitalised and therefore is not depreciated. The significant components of tangible fixed assets include Roof Structure and Coverings, Windows and External Doors, Gas Boilers, Kitchens, Bathrooms, Heating, Ventilation and Plumbing Systems, Electrics and Lifts. These components are depreciated over a period of 15 to 70 years to write off the components over their estimated useful economic lives. The Company perform stock condition surveys to ensure their assessment of residual value remains appropriate.

In addition, under the terms of the Company's funding and loan agreements with respective local authorities, government departments and the HFA, the Company is required to keep the properties in good structural order, repair and condition and not to permit the funded/mortgaged properties to depreciate by neglect or mismanagement. Detailed reviews for impairment are therefore only carried out if Board Members are satisfied that there are definite indicators that impairment has occurred. The Board Members are satisfied that in the current market, land and the residual value of structures is an appreciable asset and that an annual charge for depreciation would be inappropriate.

Intangible Assets

The cost of development or acquisition of new software is recognised as an intangible asset and will be amortised on a straight-line basis over five to eight years. The measurement of intangible assets is to carry these at cost less depreciation and impairment.

Housing Loans

Funding was primarily advanced by local authorities and the DHLGH, CLSS and CAS. Funds advanced under CLSS and CAS have been amortised over the period of the scheme from the date of advance, which is 30 years and transferred to a Capital reserve. On completion of the funding period, provided certain conditions are met, the balances are relieved in full and will be released from the capital reserve to the retained earnings reserve. Specific loans are advanced by the DHLGH under CALF, subject to the terms of individual loan agreements. Interest and capital repayments are required. These facilities, together with other housing loans, are measured at amortised cost.

Properties under the course of construction

Properties under the course of construction are stated at cost. All certified expenditure including retention which is paid by the company is capitalised and shown in the balance sheet under properties under the course of construction. These assets are not depreciated until available for use.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

1. ACCOUNTING POLICIES (CONTINUED)

Financial instruments

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instrument. Financial liabilities are classified according to the substance of the contractual arrangements entered into.

(i) Financial assets and liabilities

All financial assets and liabilities are initially measured at transaction price (including transaction costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a finance transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets are derecognised when and only when a) the contractual rights to the cash flows from the financial asset expire or are settled, b) the Company transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or c) the Company, despite having retained some significant risks and rewards of ownership, has transferred control of the asset to another party and the other party has the practical ability to sell the asset in its entirety to an unrelated third party and is able to exercise that ability unilaterally and without needing to impose additional restrictions on the transfer.

Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires. Balances that are classified as payable or receivable within one financial year on initial recognition are measured at the undiscounted amount of the cash or other consideration expected to be paid or received, net of impairment.

Any initial costs relating to raising finance are amortised over the period of the loan.

Pensions

The Company operates a defined contribution pension scheme for certain employees who opt to participate in the scheme. The assets of the scheme are held separately from those of the Company. The pension cost charge represents contributions paid in the period by the Company to the fund.

Finance Leasing

Assets obtained under finance leases are capitalised as tangible assets and depreciated over the shorter of the lease term and their useful lives. Obligations under such agreements are included in creditors net of the finance charge allocated to future periods. The finance element of the rental payment is charged to the Statement of Comprehensive Income so as to produce constant periodic rates of charge on the net obligations outstanding in each period.

Operating Leases

Rentals under operating leases are charged on a straight-line basis over the lease term, even if the payments are not made on such a basis. Benefits received and receivable as an incentive to sign an operating lease are similarly spread on a straight-line basis over the lease term.

Provision for Irrecoverable Debts

Provision is made for rent arrears balances existing at the financial year end, which by the date of signing, have not reduced and where a reasonable level of doubt exists as to whether these amounts remain recoverable.

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025**

1. ACCOUNTING POLICIES (CONTINUED)

Reserves Policy

Circle VHA classifies reserves into three categories. The retained earnings reserve represents both the reserve for future maintenance and the general reserve. The purpose of the general retained earnings reserve is to facilitate Circle VHA's program of growth over the coming financial years while ensuring the long-term viability of the Company. There is a minimum working capital reserve in place within this reserve.

The portion of reserves which have been identified as required to meet the future costs of planned and cyclical maintenance programmes are subject to annual review by the Board Members. A program of rolling stock condition surveys (every 3 financial years), commenced in 2015, with 18% of the current stock inspected by a suitably qualified third party. Over the coming financial years, the aim is to have precise data on the entire portfolio. This will provide the required intelligence to the Board in assessing the component replacement and upgrade requirements of Circle VHA in the longer term. The capital reserve is represented by CAS and CLSS funding which is being amortised over the term (30 financial years) of the scheme from the date of advance and the related depreciation on housing properties. At the end of the term of the scheme the related funding and the related housing properties depreciation will be released to the retained earnings reserve.

2. GOING CONCERN

In 2025 the company received 57% (2024: 54%) of its income directly from the State through government departments and local authorities which will not reduce. Tenant rents and service charges are 40% (2024: 44%) of company income where rental collections have remained stable and consistent in 2025 with this trend continuing into 2025. Consequently, this has no impact on cash flow and profitability.

The Directors are required to make a statement on the adequacy of the Company's cash reserves over a 12-month period from the date of signing the Financial Statements, and its ability to continue as a going concern. A cashflow projection was undertaken to inform the statement being made by the Directors. The cashflow was prepared based on assumptions appropriate to the operating environment expected over the period to the end of June 2026. This cashflow projection showed that the Company should have adequate resources to operate effectively. In addition, a cashflow was prepared on a worst-case scenario basis. This scenario demonstrated that the company's cash position would remain well within the resources and facilities available to it. Based on this cashflow exercise, the Directors believe the Company has adequate resources to continue its operational existence for the foreseeable future.

3. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Company's accounting policies, which are described in note 1, the directors are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Actual results may differ from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

Revisions to accounting estimates are recognised in the financial period in which the estimate is revised if the revision affects only that financial period, or, in the financial period of the revision and future financial periods if the revision affects both current and future financial periods. Information about critical judgements in applying accounting policies that have the most significant effect on the amounts recognised in the financial statements is included in the accounting policies and the notes to the financial statements.

Critical judgements in applying the Company's accounting policies

In the opinion of the directors, there were no critical judgements, apart from those involving estimations (which are dealt with separately below), made in the process of applying the Company's accounting policies.

Critical accounting estimates and assumptions

The directors make estimates and assumptions concerning the future in the process of preparing the Company's financial statements. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amount of assets and liabilities within the next financial year are addressed below.

(i) Residual Value

Land and structures' residual value is considered not less than the cost capitalised and therefore is not depreciated for the majority of Circle VHA's housing units.

(ii) Useful economic lives of tangible fixed assets

The annual depreciation on tangible fixed assets is sensitive to changes in the estimated useful lives of the assets. The useful economic lives are reviewed annually. They are amended when necessary to reflect current estimates, based on economic utilisation, technological advancements and the physical condition of the assets.

(iii) Going Concern Basis

The financial statements are prepared on a going concern basis after the management's assessment of the company's cashflow projections that requires management's critical judgment.

4. TURNOVER

The turnover and surplus before taxation are attributable to the principal activities of the Company. An analysis of the turnover is as follows:

	2025	2024
	€	€
Rent and service charges	8,567,446	7,370,111
Payment and availability income	14,169,835	9,575,086
Management and maintenance fees	118,636	162,967
Other income	655,430	1,132,197
	23,511,347	18,240,361

All turnover arises in the Republic of Ireland.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025
5. EMPLOYEES AND REMUNERATION

The average monthly numbers of persons employed by the Association during the financial year was as follows:

	2025	2024
	No.	No.
Management and staff	68	63

The aggregate payroll cost of these persons was as follows:

	2025	2024
	€	€
Wages and salaries	3,661,461	3,348,254
Termination payments	-	-
Social welfare costs	404,304	375,005
Pension costs	146,738	120,966
Total Payroll costs before Capitalisation	4,212,503	3,844,225
Capitalised labour	-	56,487
Amounts charged to the Profit and Loss	4,212,503	3,787,738

Salary banding for all employees earning over €60,000 (including salaries, benefit in kind but excluding pension contributions paid by the employer, employer's PRSI and any termination payments):

	2025	2024
€60,000 - €70,000	6	6
€70,000 - €80,000	5	6
€80,000 - €90,000	3	2
€90,000 - €100,000	2	4
€100,000 - €130,000	2	2

6. KEY MANAGEMENT COMPENSATION

The total remuneration for key management personnel for the financial year amounted to €715,117 (2024: €673,518). Remuneration includes basic pay, PRSI and employer pension contributions.

BOARD MEMBER EXPENSES

No member of the Board receives payment other than the reimbursement of direct expenses incurred as a result of their duties for the association.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025
7. INTEREST PAYABLE AND SIMILAR CHARGES

	2025	2024
	€	€
Bank loans	5,905,200	3,986,723
CREL loans	140,937	122,357
CALF loans	1,225,461	875,370
	<u>7,271,598</u>	<u>4,984,450</u>

8. SURPLUS ON ORDINARY ACTIVITIES BEFORE TAXATION

	2025	2024
	€	€
The surplus for the financial year is stated after charging/ (crediting):		
Directors' remuneration (note 6)	-	-
Depreciation – Land and buildings (note 10)	3,922,131	3,377,263
Depreciation – Other assets (note 10)	102,888	61,161
Depreciation – Intangible assets (note 11)	85,545	90,920
Amortisation (note 16)	(4,267,990)	(3,396,480)
Auditors' remuneration	58,548	58,548
Operating lease payments (note 20)	<u>1,385,510</u>	<u>1,322,998</u>

9. TAXATION

Circle Voluntary Housing Association Company Limited by Guarantee (CHY No. 15529) has charitable objectives and has been granted charitable status by the Irish Revenue Commissioners and is exempt from corporation tax, under the provision of section 207 of the Taxes Consolidation Act 1997.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

10. TANGIBLE ASSETS

	Long leasehold land and housing properties €	Equipment €	Fixtures and fittings €	Total €
Cost:				
At 1 January 2025	358,377,988	613,072	251,867	359,242,927
Additions	41,632,153	114,437	4,578	41,751,168
Transfer from Assets under construction	26,233,116	-	-	26,233,116
Disposals	-	-	-	-
At 31 December 2025	426,243,257	727,509	256,445	427,227,211
Depreciation:				
At 1 January 2025	20,093,262	466,789	238,135	20,798,186
Charge for the financial year	3,922,131	98,355	4,533	4,025,019
Disposals	-	-	-	-
At 31 December 2025	24,015,393	565,144	242,668	24,823,205
Carrying Amount:				
At 31 December 2025	402,227,864	162,364	13,778	402,404,006
At 31 December 2024	338,284,726	146,283	13,732	338,444,741

Circle VHA's accounting policy for the measurement of its housing stock is to carry these at cost less depreciation and impairment.

In the financial year ended 31 December 2025, the FARC committee considered the valuation of the property portfolio and, using multiple comparable valuation methods, are satisfied that no impairment adjustment is required.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025
11. INTANGIBLE ASSETS

	Computer Software
Cost:	€
At 1 January 2025	794,066
Additions	0
At 31 December 2025	<u>794,066</u>
Depreciation:	
At 1 January 2025	472,782
Charge for the financial year	85,545
At 31 December 2025	<u>558,327</u>
Carrying Amount:	
At 31 December 2025	<u>235,739</u>
At 31 December 2024	<u>321,284</u>

Circle VHA's accounting policy for the measurement of its intangible assets is to carry these at cost less depreciation and impairment.

12. PROPERTIES UNDER COURSE OF CONSTRUCTION

	2025	2024
	€	€
Opening balance	29,710,719	31,728,985
Additions/(Disposals)	1,809,540	20,878,501
Transfers to Fixed Assets	-26,233,116	-22,896,767
Closing balance	<u>5,287,143</u>	<u>29,710,719</u>

Properties under course of construction relate to the cost spent on uncompleted development properties. These assets are stated at cost.

13. DEBTORS: Amounts falling due within one financial year

	2025	2024	Variance
	€	€	€
Trade debtors	2,810,017	3,545,763	-735,746
Other debtors	1,489,383	1,722,584	-233,201
Prepayments and accrued income	<u>1,056,414</u>	<u>1,268,430</u>	<u>-212,016</u>
	5,355,814	6,536,777	-1,180,963

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025
14. CASH AND CASH EQUIVALENTS

	2025	2024
	€	€
Cash in hand and at bank	520,476	(410,461)
Retentions held on behalf of third parties (note 15)	1,066,106	349,510
Cash held with solicitors (note 15)	409,779	1,631,773
	1,996,361	1,570,822

Included in cash in hand and at bank is a prepaid CALF loan of €680k

15. CREDITORS: Amounts falling due within one financial year

	2025	2024
	€	€
Trade and other creditors	3,769,150	3,985,991
Retentions payable to third parties (note 14)	1,475,885	2,220,592
Accruals	767,759	1,021,114
Taxation and social welfare (see below)	629,865	602,345
Deferred income and rents paid in advance	1,472,320	1,095,192
Rent deposits held	147,193	105,763
Financing liability	472,959	402,173
Bank and Housing Finance Agency loan (note 16)	4,548,118	2,870,485
	<u>13,283,248</u>	<u>12,303,655</u>
Taxation and social welfare comprise of the following:		
PAYE/PRSI	252,938	305,425
VAT	346,873	277,248
RCT	30,054	19,672
	<u>629,865</u>	<u>602,345</u>

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025
16. CREDITORS: Amounts falling due after more than one-year

	2025 €	2024 €
Bank and Housing Finance Agency loans	186,546,361	166,782,190
Housing Agency (CREL) loan	18,890,799	14,054,896
Local Authority (CALF) loan	77,673,733	67,047,742
Local Authority CLSS and CAS loans	77,290,513	81,890,589
HSE Grant	441,000	0
Loans at 31 December	<u>360,842,406</u>	<u>329,775,417</u>

Bank loans and Local Authority CALF loans are comprised of amounts payable as follows:

Bank and HFA Loans:	2025 €	2024 €
Amounts falling due within one financial year (note 15)	4,548,117	2,870,485
Amounts falling due after more than one financial year	186,546,361	166,782,190
	<u>191,094,478</u>	<u>169,652,675</u>

Local Authority CLSS and CAS Loans:	2025 €	2024 €
Local Authority CLSS and CAS loans at 1 January 2025	81,890,589	72,629,685
Additions/(Disposals)	(341,086)	12,657,384
Amortisation	(4,258,990)	(3,396,480)
Local Authority CLSS and CAS loans at 31 December 2025	<u>77,290,513</u>	<u>81,890,589</u>

HSE Grant:	2025 €	2024 €
HSE Grant at 1 January 2025	0	0
Additions	450,000	0
Amortisation	(9,000)	0
HSE Grant at 31 December 2025	<u>441,000</u>	<u>0</u>

Allied Irish Bank and HFA bank loans are secured by a series of first legal charges over specific housing properties. A detailed list of all relevant charges is available on the Companies Registration Office website.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

Local Authority CALF loans refer to loans from Local Authorities where no first charge is secured against the properties for which the monies were advanced. These loans are subject to the terms of the individual loan agreements; interest accrues on these amounts at 2% simple interest per annum and principal and accrued interest are repayable on completion of the loan agreement term. Loans also include advanced CALF loans from Local Authorities that are forward funded, these loans are subject to the same terms and conditions as all other CALF loans.

Housing Agency CREL loans represent loans received under the Cost Rental Equity Loan scheme. The CREL loans are secured by way of second charge over the properties ranking after the HFA. These loans are subject to the terms of the individual loan agreements; interest accrues on these amounts at 1% simple interest per annum and principal and accrued interest are repayable on completion of the loan agreement term which is 40 years. The capital advance and interest is repayable on demand in the event that the properties are no longer used for the designated purpose.

Housing funding is primarily advanced by local authorities and the DHLGH, under CLSS and CAS funding schemes. Loans under CLSS and CAS have been amortised on the basis that they are grants in substance and on completion of the funding period, provided certain conditions are met, the balances are relieved in full and will be released to the retained earnings reserve. The DHLGH hold charges against the Company until the conditions and funding period of the agreement have been met. Specific loans are advanced by the DHLGH under CALF, subject to the terms of individual loan agreements. No interest or capital repayments are required to be made in respect of these loans.

17. FINANCIAL INSTRUMENTS

The carrying value of the Company's financial assets and liabilities are summarised by category below:

	2025	2024
	€	€
Financial assets		
<i>Measured at undiscounted amount receivable</i>		
- Trade debtors (note 13)	2,810,017	3,306,454
- Other debtors (note 13)	1,489,383	1,722,584
Financial liabilities		
<i>Measured at amortised cost</i>		
- Bank & Housing Finance Agency loan (note 16)	(191,094,478)	(169,652,675)
- Housing Agency loans (note 16)	(18,890,799)	(14,054,896)
- Local authority (CALF) Loan (note 16)	(77,673,733)	(67,047,742)
<i>Measured at undiscounted amount payable</i>		
- Trade and other creditors (note 15)	(5,245,035)	(6,206,583)
- Deferred income and rents paid in advance (note 15)	(1,472,320)	(1,095,192)
- Rental deposits held (note 15)	(147,193)	(105,763)
- Financing liability (note 15)	(472,959)	(402,173)
- Local Authority CLSS and CAS loans & HSE grant (note 16)	(77,731,513)	(81,890,589)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025
18. RESERVES

The categories of reserves are designated as follows:

Retained Earnings

The company's policy is to maintain unrestricted reserves to ensure the long-term viability and future growth of the company. The future costs of planned and cyclical maintenance programmes will be funded through the Retained Earnings reserve and are subject to annual review by the Board Members. A program of rolling stock condition surveys will inform the Board of the adequacy of this reserve.

Capital Reserves

The capital reserve is represented by capital assistance scheme and capital loan and subsidy scheme funding which has been amortised over the term (30 years) of the scheme from the date of advance and the related depreciation on housing properties. At the end of the term of the scheme the related funding and the related housing properties depreciation will be released to the retained earnings reserve.

There are certain conditions attaching to funds received under capital assistance scheme and capital loan and subsidy scheme funding and deeds of charge have been registered by Local Authorities and the Department of Housing, Local Government and Heritage. This funding may become repayable in the event that the conditions of the related agreements are not adhered to.

Housing Agency Equity

The equity provided by the Housing Agency represent an equity share contribution towards the purchase price/development of Cost Rental homes. Typically, equity is not repayable. However, the terms of the contract with the Housing Agency make clear if a realisation event occurs the equity must be repaid. One such realisation event is if the homes cease, over a long term, to be available for Cost Rental tenancies.

19. RECONCILIATION OF OPERATING SURPLUS TO NET CASH FLOWS FROM OPERATING ACTIVITIES

	2025	2024
	€	€
Surplus for the financial year	3,965,300	2,250,391
Adjustments for:		
Depreciation (note 10 and 11)	4,110,564	3,529,344
Amortisation (note 16)	(4,267,990)	(3,396,480)
Effects of:		
Decrease/(Increase) in debtors	1,180,963	(2,420,856)
(Decrease)/Increase in creditors	(698,040)	1,729,101
Increase /(Decrease) in provisions	0	0
Interest payable and similar charges (note 7)	7,235,264	4,948,223
Net cash flows from operating activities	<u>11,526,061</u>	<u>6,639,723</u>

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

20. LEASE COMMITMENTS*Operating lease commitments*

Total future contracted lease commitments which exist under non-cancellable operating leases as follows:

	2025	2024
	€	€
Within one financial year	1,385,510	1,322,998
Between two to five financial years	5,589,392	5,009,392
More than five financial years	7,231,569	7,819,301
	<u> </u>	<u> </u>

21. PENSION

The Company operates a defined contribution pension scheme. The contribution for the financial year amounted to €144,086 (2024: €120,996). The amount of pension contributions outstanding at 31 December 2025 was €31,704 (2024: €52,134).

22. CAPITAL COMMITMENTS

The Company had capital commitments contracted at 31 December 2025 of €30.3m (2024: €53.4m). Capital commitments relate to the purchase of housing properties.

23. EVENTS AFTER BALANCE SHEET DATE

There have been no significant events affecting the Company since the balance sheet date.

24. RELATED PARTY TRANSACTIONS

During the financial year ended 31st of December 2025 there were no related party transactions (2024: Nil).

25. COMPARATIVE FIGURES

Comparative figures have been restated where necessary to ensure consistency with current year presentation.

SUPPLEMENTARY INFORMATION

(NOT COVERED BY THE INDEPENDENT AUDITORS' REPORT)

CIRCLE VOLUNTARY HOUSING ASSOCIATION COMPANY LIMITED BY GUARANTEE

SCHEDULES TO THE INCOME AND EXPENDITURE ACCOUNT
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

	2025 €	2024 €
TURNOVER		
Rent income	8,262,459	7,084,537
SLL grant	168,601	168,330
Management fees	118,636	135,331
Annual agency fee	-	-
Development allowances	250,270	725,038
Service charge income	304,986	285,573
Payment and availability agreement	14,169,836	9,575,086
Other income	236,559	266,465
	<u>23,511,347</u>	<u>18,240,361</u>

CIRCLE VOLUNTARY HOUSING ASSOCIATION COMPANY LIMITED BY GUARANTEE

**SCHEDULES TO THE INCOME AND EXPENDITURE ACCOUNT (CONTINUED)
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025**

	2025 €	2024 €
ADMINISTRATIVE EXPENSES		
Staff costs		
Salaries	4,065,765	3,666,772
Pension	146,738	120,966
Staff training and recruitment	177,730	110,229
Travel and subsistence expenses	200,600	194,592
	4,590,833	4,092,559
Legal and Professional		
Legal and professional fees	679,567	549,546
Development Costs		
Development costs	87,364	172,245
Office expenditure		
Office rent and service charges	106,254	103,004
Insurance	21,892	27,670
Heating and lighting	23,186	9,564
Stationery and printing	43,763	31,897
Advertising and publicity	10,588	15,464
Telephone/mobiles	111,495	73,941
Post/couriers	46,332	51,991
General office costs	129,428	149,180
Board expenses	13,072	4,710
Sundry	2,373	3,324
Equipment, fixtures and fittings depreciation	188,434	178,132
IT software	660,288	581,030
Other staff costs	194,608	176,246
Membership/Subscriptions	76,704	74,663
	1,628,417	1,480,816
Finance costs		
Audit fees	59,876	58,548
Bank fees	23,323	29,031
Insurance financing	21,191	18,241
Operating lease	65,757	51,435
	170,147	157,256

SCHEDULES TO THE INCOME AND EXPENDITURE ACCOUNT (CONTINUED)
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

ADMINISTRATIVE EXPENSES (CONTINUED)

Property maintenance costs		
Social development and project costs	11,639	4,533
Property insurance	520,742	397,851
Service charges	1,003,291	863,567
Repairs and maintenance costs	1,873,634	1,598,778
Estate management costs	654,757	349,098
Local property tax	113,280	75,231
NARPS lease costs	1,264,949	1,240,507
Residential Tenancies Board registration	21,690	42,750
	5,463,982	4,572,314
TOTAL ADMINISTRATIVE EXPENSES	12,620,309	11,024,737