

Charity registration number 20009489

Company registration number 35672

CAMPHILL COMMUNITIES OF IRELAND
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

CAMPHILL COMMUNITIES OF IRELAND

LEGAL AND ADMINISTRATIVE INFORMATION

Directors	Ambrose Kealy (Chair) Bernard Haslam Marie Keane Ian Kerr Tony Bridgeman Patrick Fleming Paul O'Donoghue	
Secretary	CBF Secretarial Limited	
CRA Number	20009489	
CHY Number	CHY 5861	
Company number	35672	
Principal address & registered office	Dunshane House Dunshane Brannockstown Co. Kildare	
Auditor	UHY Farrelly Dawe White Limited Unit 4A Fingal Bay Business Park Balbriggan Co. Dublin Ireland	
Bankers	Triodos Bank N.V. Bank of Ireland Group plc Allied Irish Banks plc Bank of Ireland Group plc	
Solicitors	Arthur Cox 10 Earlsfort Terrace Dublin 2 Fieldfisher Ireland The Capel Building Mary's Abbey Dublin 7	Beale & Co. 1st Floor 7 Grand Canal Street Lower Dublin 2 Coghlan Kelly Solicitors Trinity Chambers South Street New Ross Co. Wexford
Chief Executive Officer	Louise Gorman	

CAMPHILL COMMUNITIES OF IRELAND

CONTENTS

	Page
Directors' report	1 - 7
Statement of directors' responsibilities	8
Independent auditor's report	9 - 11
Statement of financial activities	12
Balance sheet	13
Statement of cash flows	14
Notes to the financial statements	15 - 33

CAMPBILL COMMUNITIES OF IRELAND

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2025

The directors present their annual report and financial statements for the year ended 31 December 2025.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the charity's constitution, the Companies Act 2014 and FRS 102 (as modified by Charities SORP except the provisions relating to the recognition of capital grants).

Mission, Vision, and Values

Camphill Communities of Ireland ("CCol" or "Camphill") create mutually supportive environments that support people to live the life they wish and fulfil their potential by nurturing community social bonds, providing safe places to live, and opportunities for people to find meaning and belonging.

Camphill envisages a society where every person can enjoy full citizenship of the world based on their unique contribution as social equals.

Principal Activities

Camphill Communities of Ireland is, as an Approved Housing Body, delivering residential facilities that encompass supported living arrangements as well as an array of daily educational, recreational, cultural, occupational, and therapeutic activities to 149 residents and 96 day attendees. Furthermore, Camphill is engaged in offering services through KCAT, a multidisciplinary arts centre committed to the cultivation and advancement of artistic ambition and professional growth in the arts sector.

During the year ending 31 December 2025, CCol delivered:

Community Name	No. of Residential Tenancies/ Leases/ Licences	No. of Residential Houses	Residents & Supported Living	Day Services Attendees & RT Programme
Ballybay	2	6	15	0
Ballytobin	2	5 *	Managed by Brothers of Charity	0
Ballymoney	0	2	6	8
Carrick	3	7	13	2
Callan	5	5	12	12
Dingle	2	2	7	4
Duffcarrig	2	6 ^	Managed by Brothers of Charity	Inc. in Ballymoney
Dunshane	3	6	17	9
Grangemockler	3	4	16	0
Greenacres	2	3	6	6
Grangebeg	3	2	12	10
Jerpoint	4	3	8	0
KCAT	0	0	0	Varies per semester
Kyle	6	5	15	0
The Bridge	2	5	16	13
The Journeyman	0	Day services only	0	19
The Watergarden	0	0	0	23
Thomastown	8	7	6	0
Total	47	67	149	96

* Leased to Brothers of Charity - approx. 18 residents

^ Leased to Brothers of Charity - approx. 20 residents

CAMPHILL COMMUNITIES OF IRELAND

DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

Organisation Review

1) Supported Living and Day Services

Throughout 2025 CCol have delivered a full complement of services across all locations and continued to meet the requirements of regulatory inspections under its HIQA Provider Assurance Plan.

2) Estates

The impact of cost inflation resulted in escalating costs particularly in relation to energy and maintenance expenditure and across all categories of other non-pay spend.

3) Staffing

A buoyant employment market, coupled with scarce labour availability, the increased demand for health and social care staff has made it very challenging to attract and retain suitably qualified staff. CCol employment terms and conditions remain uncompetitive against other Section 39, Section 38 and HSE organisations in the sector. This has led to an increasing reliance on agency staff to ensure delivery of safe and effective care. Recruitment and retention strategies continue to be a key focus in 2026 to address this issue.

4) Other

The HSE Sustainability Assessment process is substantially complete however the outcome remains to be finalised.

Structure, Governance, and Management

Structure and Governance

Camphill Communities of Ireland is a company limited by guarantee without a share capital registered in the Republic of Ireland and is a registered charity under registration number 20009489.

The constitution of the company is available for inspection on the company's website at www.camphill.ie and on the Companies Registration Office website (www.cro.ie).

Board of Directors

The members of the board of directors serve on a voluntary basis and encompass a wide range of relevant skills, expertise, and experience to ensure effective leadership, direction, and control of the charity. The members of the board understand and identify with the mission and values of CCol.

The board of directors comprises a maximum number of 9 people with a term of office of three years. Membership of the board consists of connected persons and external individuals. Each year one third of the board members must resign by rotation and a resigning director may opt for re-election after their term of office providing they have not served more than two terms in office.

The board views the financial governance of Camphill as one of its central functions and has a strict code of practice in relation to fundraising activities, other income, and expenditure.

Camphill publishes its accounts on an annual basis on its website. Camphill is also subject to external financial monitoring by State funders, HSE and Department of Environment, Climate and Communications. Camphill is an Approved Housing Body registered with the Approved Housing Bodies Regulatory Authority, is licensed with HIQA, and is registered as a charity with the Charities Regulatory Authority.

The chairperson sets the agenda for each board meeting under CCol's corporate governance policy. There are a number of matters specifically reserved for decision by the board. Management attend board meetings as appropriate.

The board has delegated operational responsibility to the CEO. The CEO reports to the board through the chair and updates the board at each board meeting.

CAMPHILL COMMUNITIES OF IRELAND

DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

This organisation has an executive senior management team led by the CEO and comprises HR Manager, Chief Financial Officer, and Head of Services.

Induction and Training of New Board Members

A formal induction is delivered to new directors by the senior management team providing an overview of the organisation across all operational functions. An induction pack is also provided which includes the financial statements, strategic and operational plans, risk register, governance policies and procedures and board meeting papers. The induction also requires the following mandatory training: *Children First*, *Safeguarding for Vulnerable Adults*, and *Garda Vetting*.

The code of conduct outlines the responsibility of each director and includes procedures for dealing with any conflict of interest which may arise.

Directors and Secretary

The directors who served during the year and up to the date of signature of the financial statements were:

Ambrose Kealy (Chair)

Bernard Haslam

Marie Keane

Ian Kerr

Tony Bridgeman

Patrick Fleming

Paul O'Donoghue

Bernard Haslam resigned as company secretary on 15 December 2025 and CBF Secretarial Limited was appointed. Record of attendance at board meetings is found in the supplementary information pages to these financial statements.

Board Committees of CCoI

During 2025, the following committees of the board were in place:

- Audit and Finance;
- Environmental, Sustainability and Asset Management;
- Strategic;
- Remuneration, Nominations and Governance;
- Quality, Risk and Compliance.

	Committees of the Board				
Name of Director	Nominations, Remuneration & Governance	Quality, Risk and Compliance	Environmental, Sustainability & Asset Management	Strategic	Audit & Finance
Tony Bridgeman	Chair	-	-	✓	-
Bernard Haslam	-	-	-	✓	Chair
Ian Kerr	-	✓	-	-	✓
Ambrose Kealy (Chair)	✓	-	-	✓	✓
Marie Keane	✓	✓	✓	-	-
Padraig Fleming	-	Chair	Chair	-	-
Paul O'Donoghue	-	-	-	Chair	-

Quality and Safety Committee includes external advisor Eileen O'Mahony appointed in 2023 and is a committee member. In addition, a Fundraising Committee and a Family Advisory Forum serves to support the Board.

✓ = committee member

CAMPHILL COMMUNITIES OF IRELAND

DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

CCol Property & Housing Function

The organisation is a registered Approved Housing Body (AHB) and is regulated by AHBRA. The board has decided to defer the undertaking of an organisation wide stock condition survey until 2026 and the conclusion of the Sustainability Impact Assessment process. The decision to defer is based on ensuring adequate resources and availability of funds.

New Housing Units

Grennan Villas Thomastown Co. Kilkenny will deliver 5 new units completed in 2026. This will be a new registered residential centre and full occupation is expected by Q2 2026. No new applications for Capital Assistance Scheme (CAS) applications were submitted in 2025.

Forty percent of rent collected is allocated to a sinking fund. The cumulative amount in the sinking fund on 31st December 2025 is €655,891.

Financial Review

Results for the year

In 2025, total income amounted to €31,666,645 with €31,336,880 expended on services and other supports for residents and day services attendees. CCol recorded an operating surplus of €329,765 including asset sales.

Of total income, €29,218,761 (92.27%) related to HSE funding (capitation, non-capitation, and WRC funding), €334,198 from other exchequer sources, €94,145 from donations and gifts, €836,501 from charges to community members, €195,147 from investment income, and €987,893 from all other sources of income. Total income increased by €1,238,277 while HSE income (which includes WRC related funding for pay increases) increased by €1,234,658.

The combined amount expended on staff payroll, training, and agency costs increased by €1,381,274 (6.15%) to €23,851,321, and non-payroll related expenditure decreased by €137,984 to €7,485,559.

Transparency and Public Accountability

The board of directors believes that Camphill Communities of Ireland, as a registered charity, should be fully accountable to the general public, providing detailed information on where its funds come from and what they are spent on and have provided substantial information in the directors' report in accordance with Charities SORP (FRS102), the Statement of Recommended Practice for charities.

Annual financial statements are published on our website: <http://www.camphill.ie/Annual-Audits>.

Political Donations

There were no political donations made during the year that would require disclosure under the Electoral Act, 1977.

Internal Audit

The internal audit function is outsourced to Crowley's DFK.

Reserves Policy and Level

The board of directors of Camphill Communities of Ireland has set a reserves policy for the organisation for both unrestricted funds and restricted funds and these are set out in more detail in note 1 to financial statements. However, while it is generally accepted that organisations, such as Camphill, should have between three months (€7.5m) and six months (€15m) operational reserves in place, it is not feasible at this time for the organisation to accumulate such large cash reserves.

Therefore the following policy has been set:

- Unrestricted: 3 months operating reserves. This level of operating reserves would be approximately €237k.
- Restricted: 30 days operating reserves. This level of operating reserves would be approximately €2.54m.
- Reserves should be maintained at a level which ensures that Camphill Communities of Ireland's core activities could continue during a period of unforeseen difficulty.
- Reserves must be maintained in a readily realisable form.
- Total cash reserves at year end were €3.52m.

CAMPBILL COMMUNITIES OF IRELAND

DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

This takes into account:

- Risks associated with income and expenditure being different from that budgeted.
- Planned activity level and potential opportunities.
- The organisation's contractual commitments.
- The cost associated with potentially having to make staff redundant in an emergency situation.

The board continues to strive towards achieving these targets so that sufficient reserves are held in cash at bank should unforeseen events occur. The organisation aspires to accumulate cash reserves to match their policy targets. The level of reserves will be kept under constant review through ongoing financial reporting and production of annual audited accounts.

Principal Risks and Uncertainties

CCol faces many risks through the activities of the organisation and it is the board's responsibility to identify and manage the risks. A corporate risk register is held by the organisation which is reviewed quarterly by the senior management team with escalations to the board at each board meeting.

The principal risks include:

Category	Specific Risk	Description	Mitigation Strategy
Financial Risks	Contingent Liabilities	Risk of insolvency due to uninsured litigation.	Legal assessment and exploring additional insurance options.
	HSE Dependency	Adverse changes with HSE could impact service delivery.	Regular liaison with HSE stakeholders and compliance with standards.
	Sustainability & MOU	Outcome of Sustainability Impact Assessment Process.	Active engagement in the process and financial planning for varying outcomes.
	Litigation Risks	Multiple sources of litigation could result in significant financial losses.	Engaging legal expertise and setting aside financial reserves.
Property Risks	Sinking Fund	Insufficient funds for housing maintenance could lead to closures.	Detailed housing stock review and fundraising strategy for capital projects.
	Compliance Risks	Non-compliance with multiple regulations due to lack of capital.	Seeking grants and government support for necessary upgrades.
Legal Risks	Legacy Issues & Ongoing Cases	Subject to various claims and legal cases.	Employing legal teams and financial provisioning for potential outcomes.
Business Continuity	Service Interruption	Risk of service interruption or cessation due to various factors.	Updated business continuity plan and financial provisions for emergencies.
Employment Risks	Staff Recruitment & Retention	Staffing challenges due to competition and lack of benefits.	Talent management strategies and benefits review.
	Pension Scheme	Lack of fixed contributory pension scheme.	Roll-out of pension auto enrolment.
Other Risks	Workplace Disputes & Staffing Ratios	Risks related to workplace disputes and inadequate staffing.	Open channels for employee feedback and proactive HR policies.
Safeguarding Risks	Vulnerable Adults	Failure to protect vulnerable adults.	Regular training and strict compliance with safeguarding protocols.
GDPR & IT Risks	Data Protection & Cybersecurity	Risks of non-compliance with GDPR and potential cyberattacks.	Appointment of Data Protection and Complaints Officer and investment in IT security.

CAMPBILL COMMUNITIES OF IRELAND

DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

Going Concern

The directors completed a going concern assessment and the financial statements have been prepared on the going concern basis which assumes that the company will be able to continue in operational existence for the foreseeable future. This is based on the current financial commitments from the HSE and the company's own forecast.

Based on budgeted projections, the company is expected to have a deficit of circa. €500,000 in 2026 and will continue to need support from the HSE in the form of deficit funding in 2026 and beyond if it is to continue as a going concern.

The HSE, under a memorandum of understanding (MOU) agreed with CCol in July 2023, have committed to providing financial support to the organisation while they carry out a Sustainability Impact Assessment. This (SIA) allows informed decision making based on consideration of CCol including service and resource model, staffing, funding, estate and infrastructure, systems and governance, and CCol / HSE interaction. The MOU covers an 18-month interim period which commenced on the finalisation of the terms of the MOU in July 2023.

Furthermore, under the MOU a draft SIA report was provided in February 2025. While the SIA process has furnished a draft report the outcomes have not yet been agreed. This introduces a degree of uncertainty. In the unlikely event that a satisfactory funding arrangement for 2026 cannot be agreed between the parties on a timely basis, the CCol board are satisfied that sufficient surplus reserves exist to enable an orderly restructuring and that creditors would not be at risk. A revised SIA report was provided in Q2 2026 and is under review.

Having conducted a formal going concern assessment, the board is satisfied that despite the material uncertainties noted above, the going concern basis is appropriate for the foreseeable future.

Plans for Future Periods

A strategic sub-committee for the governance and oversight of the compilation and implementation of a strategic plan was established in 2024. The sub-committee have commenced a tendering process for the engagement of a third party to assist with engagement of all CCol stakeholders and drafting of a 2026-2029 strategic plan.

Review of the strategic plan 2026-2029 which will incorporate the following:

- Day Services Model.
- Establishment of Job Coach and Employment Support function.
- Divesting of non-core assets to fund capital programme.
- Culture of CCol.
- Recruitment and retention strategy.
- Personal Planning / Restrictive Practices Reviews.
- Evaluation of the UN Convention on the Rights of Persons with Disabilities.
- IT/ Cyber / GDPR.
- Social Enterprise.

Events after the Balance Sheet Date

The Sustainability Impact Assessment process with the HSE is ongoing a revised draft of the Sustainability Impact Assessment regarding the mechanism of funding CCol into the future has been received in Q2 2026 from the HSE and is being reviewed by senior management and the board of CCol.

There have been no other significant events affecting the charity since the year end.

Payment of Creditors

The directors acknowledge their responsibility for ensuring compliance with the provisions of the European Communities (Late Payment in Commercial Transactions) Regulations 2012. It is CCol's policy to agree payment terms with all suppliers and to adhere to those payment terms.

CAMPHILL COMMUNITIES OF IRELAND

DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

Accounting Records

The directors acknowledge their responsibilities under Section 281 to Section 285 of the Companies Act 2014 to keep adequate accounting records for the company.

In order to secure compliance with the requirements of the act, a full time Chief Financial Officer supported by a finance team is in place. The accounting records of the company are kept at the registered office and principal places of business.

Auditor

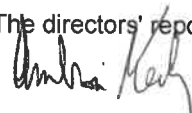
A procurement process to appoint an auditor for the company is planned for 2026 in line with Office of Government Procurement guidelines.

Disclosure of information to auditor

In accordance with Section 330 of the Companies Act 2014:

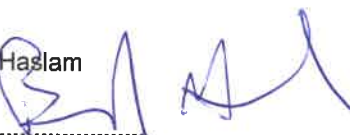
- so far as each person who was a director at the date of approving this report is aware, there is no relevant audit information, being information needed by the auditor in connection with preparing its report, of which the auditor is unaware; and
- each director has taken all the steps that he or she ought to have taken as a director in order to make himself or herself aware of any relevant audit information and to establish that the auditor is aware of that information.

The directors' report was approved by the Board of Directors.


Ambrose Kealy (Chair)

Director

Date: 29/06/2026


Bernard Haslam

Director

Date: 29/06/2026

CAMPBILL COMMUNITIES OF IRELAND

STATEMENT OF DIRECTORS' RESPONSIBILITIES

FOR THE YEAR ENDED 31 DECEMBER 2025

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable Irish law and regulations.

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 the Companies Act 2014 and Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". 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 surplus or deficit of the company for the financial year and otherwise comply with the Companies Act 2014.

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

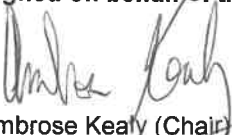
- select suitable accounting policies for the company financial statements and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether the financial statements have been prepared in accordance with applicable accounting standards, identify those 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 surplus or deficit of the company to be determined with reasonable accuracy and 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.

In so far as the directors are aware:

- there is no relevant audit information (information needed by the company's auditor in connection with preparing the auditor's report) of which the company's auditor is unaware, and
- the directors have taken all the steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information.

Signed on behalf of the board



Ambrose Kealy (Chair)

Director

Date: 29/06/2026



Bernard Haslam

Director

Date: 29/06/2026

CAMPBILL COMMUNITIES OF IRELAND

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF CAMPBILL COMMUNITIES OF IRELAND

Opinion

We have audited the financial statements of Campbill Communities of Ireland (the 'charity') for the year ended 31 December 2025 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and the notes to the financial statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is the Companies Act 2014, including Financial Reporting Standard 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*.

In our opinion the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the charity as at 31 December 2025 and of its surplus for the year then ended;
- have been properly prepared in accordance with FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*, as modified by the Charities SORP (FRS 102); 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 charity in accordance with the ethical requirements that are relevant to our audit of the financial statements in the Ireland, including the Ethical Standard issued by the Irish Auditing and Accounting Supervisory Authority (IAASA), 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.

Material uncertainties in relation to going concern

We draw your attention to note 1.2 in the financial statements which explains the events, conditions and other matters that indicate a material uncertainty exists that may cast significant doubt on the company's ability to continue as a going concern.

The company recorded an operating surplus of €329,765 (2024: Operating surplus of €334,778) and remains with low levels of liquidity with a net current assets at year end of €404,813 (2024: Net current assets €155,211). The company is primarily funded by the HSE and has in recent years been in the position where it has had to seek additional or deficit funding to continue to meet its obligations as they arise. At year end, the HSE is seeking repayment of €1.4m of deficit funding received since 2023.

Our opinion is not qualified in respect of this matter.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual 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 this gives rise to a material misstatement in the financial statements themselves. 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.

CAMPHILL COMMUNITIES OF IRELAND

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF CAMPHILL COMMUNITIES OF IRELAND

Opinions on other matters prescribed by the Companies Act 2014

Based solely on the work undertaken in the course of the audit, we report that in our opinion:

- the information given in directors' report, which for the purposes of company law, is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

We have obtained all the information and explanations which we consider 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, and the financial statements are in agreement with the accounting records.

Matters on which we are required to report by exception

Based on the knowledge and understanding of the charity and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

We have nothing to report in respect of our obligation under the Companies Act 2014 to report to you if, in our opinion, the disclosures of directors' remuneration and transactions specified by sections 305 to 312 of the Act are not made.

Responsibilities of directors for the financial statements

As explained more fully in the statement of directors' responsibilities, 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 the directors determine 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, the directors are responsible for assessing the charity's ability to continue as a going concern, disclosing, if applicable, matters related to going concern and using the going concern basis of accounting unless management either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the charity's 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 IAASA'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.

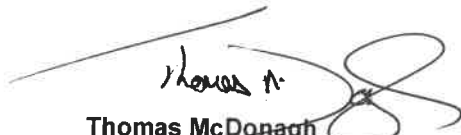
CAMPHILL COMMUNITIES OF IRELAND

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE MEMBERS OF CAMPHILL COMMUNITIES OF IRELAND

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.



Thomas McDonagh

Thomas McDonagh

For and on behalf of UHY Farrelly Dawe White Limited

Chartered Certified Accountants

Statutory audit firm

Unit 4A

Fingal Bay Business Park

Balbriggan

Co. Dublin

29/06/2026

CAMPBILL COMMUNITIES OF IRELAND

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	Unrestricted funds 2025 €	Restricted funds 2025 €	Total 2025 €	Unrestricted funds 2024 €	Restricted funds 2024 €	Total 2024 €
Income from:							
Donations and legacies	3	94,145	-	94,145	87,119	-	87,119
Charitable activities	3	117,250	30,299,460	30,416,710	140,240	29,015,321	29,155,561
Investment income	3	195,147	-	195,147	193,691	-	193,691
Other income	3	371,487	589,156	960,643	395,800	596,197	991,997
Total income		778,029	30,888,616	31,666,645	816,850	29,611,518	30,428,368
Expenditure on:							
Charitable activities and other expenditure	5	457,964	30,878,916	31,336,880	1,244,951	28,848,639	30,093,590
Operating surplus / (deficit)		320,065	9,700	329,765	(428,101)	762,879	334,778
Transfers between funds	24	251,098	(251,098)	-	-	-	-
Net movement in funds		571,163	(241,398)	329,765	(428,101)	762,879	334,778
Reconciliation of funds							
Fund balances at 1 January 2025		3,859,439	24,888,090	28,747,529	4,287,540	24,125,211	28,412,751
Fund balances at 31 December 2025	24	4,430,602	24,646,692	29,077,294	3,859,439	24,888,090	28,747,529

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

A detailed breakdown of the above items are included in the notes to the financial statements.

CAMPBILL COMMUNITIES OF IRELAND

BALANCE SHEET

AS AT 31 DECEMBER 2025

	Notes	2025 €	€	2024 €	€
Fixed assets					
Tangible assets	11	37,692,429		38,844,942	
Investment properties	12	7,212,500		7,212,500	
		<u>44,904,929</u>		<u>46,057,442</u>	
Current assets					
Stocks	13	132,439		117,569	
Debtors	14	1,103,540		2,091,825	
Cash at bank and in hand		3,524,874		5,199,190	
		<u>4,760,853</u>		<u>7,408,584</u>	
Creditors: amounts falling due within one year	15	(4,356,040)		(7,253,373)	
Net current assets		<u>404,813</u>		<u>155,211</u>	
Total assets less current liabilities		<u>45,309,742</u>		<u>46,212,653</u>	
Creditors: amounts falling due after more than one year	18	(16,232,448)		(16,780,124)	
Provisions for liabilities	19	-		(685,000)	
Net assets		<u>29,077,294</u>		<u>28,747,529</u>	
Funds of the charity					
<u>Restricted funds</u>					
Restricted funds including fair value gains on investment property	24	4,771,834		4,762,134	
Revaluation reserve	24	19,874,858		20,125,956	
		<u>24,646,692</u>		<u>24,888,090</u>	
<u>Unrestricted funds</u>					
General unrestricted funds	24	3,774,711		3,281,607	
Sinking fund reserve	24	655,891		577,832	
		<u>4,430,602</u>		<u>3,859,439</u>	
Total funds		<u>29,077,294</u>		<u>28,747,529</u>	

The financial statements were approved by the Directors on 29/06/2026.

Ambrose Kealy (Chair)

Director

Date: 29/06/2026

Bernard Haslam

Director

Date: 29/06/2026

Company Registration No. 35672

CAMPHILL COMMUNITIES OF IRELAND

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2025

	Notes	2025 €	€	2024 €	€
Cash flows from operating activities					
Cash (absorbed by)/generated from operations	29		(1,635,600)		2,308,720
Investing activities					
Purchase of tangible fixed assets		(495,299)		(370,479)	
Proceeds on disposal of tangible fixed assets		499,068		228,070	
Investment income received		195,147		193,691	
Net cash generated from investing activities			198,916		51,282
Financing activities					
Repayment of borrowings		(200,000)		(110,000)	
Repayment of bank loans and other loans		(37,601)		(35,680)	
Net cash used in financing activities			(237,601)		(145,680)
Net (decrease)/increase in cash and cash equivalents			(1,674,285)		2,214,322
Cash and cash equivalents at beginning of year			5,199,159		2,984,837
Cash and cash equivalents at end of year			3,524,874		5,199,159
Relating to:					
Cash at bank and in hand			3,524,874		5,199,190
Bank overdrafts included in creditors payable within one year			-		(31)

CAMPBILL COMMUNITIES OF IRELAND

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

1 Accounting policies

Charity information

Camphill Communities of Ireland (Company No: 35672) is a company limited by guarantee incorporated in the Republic of Ireland. Dunshane House, Dunshane, Brannockstown, Co. Kildare, Ireland is the registered office. The nature of the company's operations and its principal activities are set out in the directors' report.

1.1 Accounting convention

The financial statements have been prepared on a going concern basis in accordance with the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" issued by the Financial Reporting Council.

The directors have implemented Charities SORP except the provisions relating to the recognition of capital grants. The directors have elected to use the 'accrual model' option (section 24 of FRS 102) for the recognition of income from government grants which is not permitted by the Charities SORP.

The charity is a Public Benefit Entity as defined by FRS 102.

The financial statements are prepared in euro, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest €.

The financial statements have been prepared under the historical cost convention except for certain properties and financial instruments that are measured at revalued amounts or fair values, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for assets. The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements.

1.2 Going concern

The directors completed a going concern assessment and the financial statements have been prepared on the going concern basis which assumes that the company will be able to continue in operational existence for the foreseeable future. This is based on the current financial commitments from the HSE and the company's own forecast.

Based on budgeted projections, the company is expected to have a deficit of circa. €500,000 in 2026 and will continue to need support from the HSE in the form of deficit funding in 2026 and beyond if it is to continue as a going concern.

The HSE, under a memorandum of understanding (MOU) agreed with CCol in July 2023 have committed to providing financial support to the organisation while they carry out a Sustainability Impact Assessment (SIA). This (SIA) allows informed decision making based on a consideration of CCol including service and resource model, staffing, funding, estate and infrastructure, systems and governance, and CCol / HSE interaction. The MOU covers an 18- month interim period which commenced on the finalisation of the terms of the MOU in July 2023.

Furthermore, under the MOU a draft SIA report was provided in February 2025. While the SIA process has furnished a draft report the outcomes have not yet been agreed. This introduces a degree of uncertainty. In the unlikely event that a satisfactory funding arrangement for 2026 cannot be agreed between the parties on a timely basis, the CCol board are satisfied that sufficient surplus reserves exist to enable an orderly restructuring and that creditors would not be at risk. A revised SIA report was provided in Q2 2026 and is under review.

Having conducted a formal going concern assessment, the board is satisfied that despite the material uncertainties noted above, the going concern basis is appropriate for the foreseeable future.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the directors in furtherance of their charitable objectives.

CAMPHILL COMMUNITIES OF IRELAND

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

1 Accounting policies

(Continued)

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

1.4 Incoming resources

Income from donations, gifts and legacies is recognised where there is entitlement, certainty of receipt and the amount can be measured with sufficient reliability. This includes donations, gifts, bequests, income from donation of assets and membership income.

Income from charitable activities includes any grant income received to carry on the charitable purpose of the organisation. This income may be classed as restricted or unrestricted dependent on the conditions included in each agreement.

Income from other activities is recognised where there is entitlement, certainty of receipt and the amount can be measured with sufficient reliability. This includes amortisation of capital grants, Income earned for provision of arts courses, rental income of a number of CCol properties and fundraising performed throughout the year.

Own produce consumed is foodstuff grown or raised within the communities that contribute to the upkeep and provision of subsistence to each community.

Capital grants received and receivable are treated as deferred income and amortised to the Statement of Financial Activities annually over the useful economic life of the asset to which it relates.

Revenue grants are credited to the Statement of Financial Activities when received. In the event of the grant being for a period outside that of the audited financial statements, the grant income is deferred to ensure the income is recognised in the same period of the related expenditure.

1.5 Resources expended

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

Expenditure is recognised when a liability is incurred. Funding provided through contractual agreements and performance related grants are recognised as goods or services are supplied. Other grant payments are recognised when a constructive obligation arises that results in the payment being an unavoidable commitment.

Expenditure of raising funds are those costs incurred in attracting voluntary income, and those incurred in trading activities that raise funds.

Support costs include those incurred in the governance by the trustees of the charity's assets and are primarily associated with constitutional and statutory requirements of operating the organisation.

CAMPHILL COMMUNITIES OF IRELAND

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

1 Accounting policies

(Continued)

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses. Cost includes prime cost, overheads and interest incurred in financing the construction of tangible fixed assets. Capitalisation of interest ceases when the asset is brought into use.

Equipment and fixtures and fittings are stated at cost less accumulated depreciation and accumulated impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	Straight line over 50 years
Plant and equipment	33% Straight line
Fixtures and fittings	20% Straight line
Motor vehicles	33% Straight line

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

The company's policy is to review the remaining economic lives and residual values of property, plant and equipment on an on-going basis and to adjust the depreciation charge to reflect the remaining estimated life and residual value.

Fully depreciated property, plant & equipment are retained in the cost of property, plant & equipment and related accumulated depreciation until they are removed from service. In the case of disposals, assets and related depreciation are removed from the financial statements and the net amount, less proceeds from disposal, is charged or credited to the Statement of Financial Activities.

1.7 Investment properties

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recognised at cost, which includes the purchase cost and any directly attributable expenditure. Subsequently it is measured at fair value at the reporting end date. The surplus or deficit on revaluation is recognised in profit or loss.

1.8 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

1.9 Stocks

Stocks are stated at the lower of cost and estimated selling price less costs to complete and sell. Cost comprises direct materials and, where applicable, direct labour costs and those overheads that have been incurred in bringing the stocks to their present location and condition. Items held for distribution at no or nominal consideration are measured the lower of replacement cost and cost.

Net realisable value is the estimated selling price less all estimated costs of completion and costs to be incurred in marketing, selling and distribution.

Included in closing stock at 31 December 2025 is livestock which is held for resale, own consumption, and wellness / therapeutic purposes.

CAMPHILL COMMUNITIES OF IRELAND

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

1 Accounting policies

(Continued)

1.10 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.11 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

1.12 Provisions

Provisions are recognised when the charity has a legal or constructive present obligation as a result of a past event, it is probable that the charity will be required to settle that obligation and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the reporting end date, taking into account the risks and uncertainties surrounding the obligation. Where the effect of the time value of money is material, the amount expected to be required to settle the obligation is recognised at present value. When a provision is measured at present value, the unwinding of the discount is recognised as a finance cost in net income/(expenditure) in the period in which it arises.

CAMPHILL COMMUNITIES OF IRELAND

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

1 Accounting policies

(Continued)

1.13 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

1.14 Retirement benefits

The Organisation has no fixed contributory pension scheme, although there are a small number of such pensions operational in the organisation, which are of an historic nature. The organisation does offer all new employees a PRSA deduction facility as a statutory obligation.

Payments to defined contribution retirement benefit schemes are charged as an expense as they fall due.

1.15 Housing loans

Specific loans are advanced by the Department of Housing, Planning and Local Government under the Capital Assistance Scheme (CAS), subject to the terms of individual loan agreements.

1.16 Reserves policy and level

The board of directors of Camphill Communities of Ireland has set a reserves policy for the organisation for both unrestricted funds and restricted funds and these are set out in more detail in note 1 to financial statements. However, while it is generally accepted that organisations, such as Camphill, should have between three months (€7.5m) and six months (€15m) operational reserves in place, it is not feasible at this time for the organisation to accumulate such large cash reserves. Therefore the following policy has been set:

- Unrestricted: 3 months operating reserves. This level of operating reserves would be approximately €237k.
- Restricted: 30 days operating reserves. This level of operating reserves would be approximately €2.54m.
- Reserves should be maintained at a level which ensures that Camphill Communities of Ireland's core activities could continue during a period of unforeseen difficulty.
- Reserves must be maintained in a readily realisable form.
- Total cash reserves at year end were €3.52m.

This takes into account:

- Risks associated with income and expenditure being different from that budgeted.
- Planned activity level and potential opportunities.
- The organisation's contractual commitments.
- The cost associated with potentially having to make staff redundant in an emergency situation.

The board continues to strive towards achieving these targets so that sufficient reserves are held in cash at bank should unforeseen events occur. The organisation aspires to accumulate cash reserves to match their policy targets. The level of reserves will be kept under constant review through ongoing financial reporting and production of annual audited accounts.

Sinking Fund

Sinking fund allocation of 40% of rent collected is applied to all rental charges. The sinking fund contributions are held in the National Housing bank account and the funds are allocated to a designated sinking fund reserve.

1.17 Short term volunteers

Short term volunteers are defined as follows:

- Short term Individuals who reside in the communities for a period less than two years and assist in the provision of service and partake in the activities of the communities.

CAMPHILL COMMUNITIES OF IRELAND

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

1 Accounting policies

(Continued)

1.18 Taxation

Due to the company's charitable status, no charge to corporation tax arises under the provisions of Section 207 of the Taxes Consolidation Act, 1997.

1.19 Own produce consumed

Own Produce Consumed is foodstuff grown or raised within the communities that contribute to the upkeep and provision of subsistence to each community. The contribution is recognised both as an income and expenditure in the Statement of Financial Activities.

1.20 Government grants

Capital grants (which include Capital Assistance Scheme grants and other historical grants from ERDF) received and receivable are treated as deferred income and amortised to the Statement of Financial Activities annually over the useful economic life of the asset to which it relates. Revenue grants are credited to the Statement of Financial Activities when received.

1.21 Borrowing costs

Borrowing costs relating to the acquisition of assets are capitalised at the appropriate rate by adding them to the cost of assets being acquired. Investment income earned on the temporary investment of specific borrowings pending their expenditure on the assets is deducted from the borrowing costs eligible for capitalisation. All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

1.22 Foreign currencies

Monetary assets and liabilities denominated in foreign currencies are translated at the rates of exchange ruling at the Statement of Financial Position date. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated at the rates of exchange ruling at the date of the transaction. Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. The resulting exchange differences are dealt with in the Statement of Financial Activities.

CAMPBILL COMMUNITIES OF IRELAND

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount 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 that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

Key sources of estimation uncertainty

Establishing lives for depreciation purposes of property, plant and equipment

Long-lived assets, consisting primarily of property, plant and equipment, comprise a significant portion of the total assets. The annual depreciation charge depends primarily on the estimated lives of each type of asset and estimates of residual values. The directors regularly review these asset lives and change them as necessary to reflect current thinking on remaining lives in light of prospective economic utilisation and physical condition of the assets concerned. Changes in asset lives can have a significant impact on depreciation and amortisation charges for the period. Detail of the useful lives is included in the accounting policies.

Fair value of investment properties

Investment properties consist of housing units and other properties in the former Ballytobin and Duffcarrig communities. These assets are not depreciated but valued at fair value in the financial statements at the reporting date. The directors have elected to rely on the valuation by professional valuers Colliers on 9 February 2023 to determine the fair value of investment properties.

Providing for doubtful debts

The organisation makes an estimate of the recoverable value of trade and other receivables. The organisation uses estimates based on historical experience in determining the level of debts, which the company believes, will not be collected. These estimates include such factors as the current credit rating of the debtor, the ageing profile of debtors and historical experience. Any significant reduction in the level of customers that default on payments or other significant improvements that resulted in a reduction in the level of bad debt provision would have a positive impact on the operating results. The level of provision required is reviewed on an ongoing basis.

Valuation of property

The valuation of the land and buildings is based on reports from Colliers independent professional valuers issued on 9 February 2023, 11 August 2023, and 13 November 2023. The basis of valuation is at fair value defined as "the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date". The valuation has been carried out in accordance with the appropriate sections of the current edition of the RICS Valuation Professional Standards (commonly referred to as 'The Red Book'), as published by the RICS and the Society of Chartered Surveyors Ireland in the Republic of Ireland (SCSI).

Provisions and contingent liabilities

Camphill Communities of Ireland can encounter situations where possible obligations arising from past events will only be confirmed by the occurrence or non-occurrence of future events not wholly within the control of the charity or where the amount of the obligation cannot be reliably estimated. Camphill Communities of Ireland reviews such situations at each balance sheet date and makes judgements based on all information available to determine if an outflow of resources can be reliably estimated or not. If this is not possible a contingency is reported for each material case.

CAMPHILL COMMUNITIES OF IRELAND

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

3 Income from charitable activities

The income for the year has been derived from:

	Notes	Unrestricted 2025 €	Restricted 2025 €	Total 2025 €	Total 2024 €
Donations, gifts & legacies					
Donations and gifts		94,145	-	94,145	87,119
		94,145	-	94,145	87,119
Charitable activities					
HSE core capitation income from CHOs	4	-	13,135,197	13,135,197	13,998,522
HSE non-capitation income	4	-	14,239,372	14,239,372	12,753,024
HSE WRC Funding	4	-	1,844,192	1,844,192	1,232,557
Participant contributions & disability allowance		-	836,501	836,501	823,801
Other capitation income		-	-	-	59,209
Other state grants		90,000	244,198	334,198	236,208
Own produce consumed		27,250	-	27,250	52,240
		117,250	30,299,460	30,416,710	29,155,561
Investment income					
Rental income from investment property		195,147	-	195,147	193,691
		195,147	-	195,147	193,691
Other activities					
KCAT income		16,902	-	16,902	27,737
Other income		343,748	-	343,748	280,735
Other income (insurance settlement)		10,837	-	10,837	87,328
Amortisation of capital grants		-	589,156	589,156	596,197
		371,487	589,156	960,643	991,997
Total income		778,029	30,888,616	31,666,645	30,428,368

Included in other income are the following income streams:

- Rental Income from a number of communities.
- Income from training courses operating in communities.

Included in other state grants is funding from the Arts Council in relation to the KCAT community. KCAT received strategic funding of €90,000 from the Arts Council in 2025. We confirm that they held a valid tax clearance certificate and that greater than 50% of that community's income is received from the Exchequer.

CAMPHILL COMMUNITIES OF IRELAND

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

4 HSE income by CHO area

	Total €	HSE Disability Services €	CHO01 €	CHO02 €	CHO03 €	CHO04 €	CHO05 €	CHO06 €	CHO07 €	CHO08 €	CHO09 €	Interest / Other €
HSE core CHO income												
- Capital income residential services	12,338,230	-	944,811	289,227	222,707	1,055,376	4,403,882	965,833	3,750,376	216,282	489,736	-
- Restructuring grant	403,514	-	-	-	-	-	-	-	403,514	-	-	-
- Directly funded posts	213,630	-	-	-	-	-	28,500	-	185,130	-	-	-
- Capital and SP grants	132,531	-	-	-	-	40,000	40,868	28,900	22,763	-	-	-
HSE other funding												
- Other additional funding	47,292	-	2,895	-	-	-	1,215	8,716	-	34,466	-	-
HSE non-capitation income												
- Supplimentary deficit funding	14,239,372	1,061,000	938,105	326,983	518,707	397,652	5,091,105	899,753	4,523,871	331,784	150,412	-
Income recognised 2025	27,374,569	1,061,000	1,885,811	616,210	741,414	1,493,028	9,565,570	1,903,202	8,885,654	582,532	640,148	-
HSE WRC funding												
Invoiced/cash received	1,374,498	-	81,780	39,176	22,449	97,328	466,208	82,834	527,062	28,630	29,031	-
Add deferred at 1 January 2025	469,694	-	27,946	13,387	7,671	33,259	159,312	28,306	180,109	9,783	9,921	-
Income recognised 2025	1,844,192	-	109,726	52,563	30,120	130,587	625,520	111,140	707,171	38,413	38,952	-

CAMPHILL COMMUNITIES OF IRELAND

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

5 Charitable activities and other costs

	Unrestricted 2025 €	Restricted 2025 €	Total 2025 €	Total 2024 €
Staff costs	90,054	17,920,680	18,010,734	18,075,564
Depreciation and impairment	169,974	963,188	1,133,162	1,066,883
Staff training	-	119,431	119,431	92,244
Agency staff	-	5,721,156	5,721,156	4,302,239
Rates	4,486	85,225	89,711	101,329
Insurance	78,650	707,851	786,501	693,092
Light and heat	-	672,957	672,957	674,940
Cleaning	-	91,687	91,687	82,196
Furniture, crockery, and hardware	-	269,537	269,537	274,871
Bedding and clothing	-	72,237	72,237	24,654
Medical expenses	-	20,842	20,842	25,066
Repairs and maintenance	89,309	1,696,869	1,786,178	1,129,141
Office expenses	26,196	497,727	523,923	433,092
Advertising and fundraising costs	752	14,293	15,045	12,494
Motor and travel expenses	25,586	486,130	511,716	446,500
Legal costs and professional fees	17,534	333,136	350,670	759,201
Recruitment costs	-	266,718	266,718	95,294
Audit	2,706	51,414	54,120	53,079
Auditor's remuneration - non-audit services	615	615	1,230	1,230
Bank charges and interest	2,065	39,240	41,305	36,982
Food	31,403	596,663	628,066	606,840
Community expenses	121,256	121,256	242,512	187,371
Health and safety	-	217,781	217,781	185,574
Land, farm, and garden	83,624	-	83,624	90,445
Culture and education	-	71,845	71,845	23,648
Workshops	40,914	-	40,914	78,530
Own produce consumed	28,768	-	28,768	52,840
Other expenses	1,730	32,863	34,593	137,730
Subscriptions	165	3,137	3,302	3,889
Provisions and legal settlements	(385,000)	(300,000)	(685,000)	-
Profits/losses on disposal of tangibles	15,582	-	15,582	(228,070)
Bad and doubtful debts	11,595	104,438	116,033	574,411
Restaurant purchases	-	-	-	291
	457,964	30,878,916	31,336,880	30,093,590

Allocation of expenditure

In so far as is practical to do so, expenditure is allocated on an actual basis between restricted and unrestricted funds. Where it is not practical to do so, expenditure is allocated in proportion to related incoming resources.

CAMPHILL COMMUNITIES OF IRELAND

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

6 Net movement in funds

	2025 €	2024 €
Net movement in funds is stated after charging/(crediting)		
Depreciation of owned tangible fixed assets	1,133,162	1,066,883
Amortisation of government grants	(589,156)	(596,197)
Auditor's remuneration		
- Audit of company accounts	54,120	53,079
- Other non-audit services	1,230	1,230

7 Directors

None of the directors (or any persons connected with them) received any remuneration or benefits from the charity during the year. No out of pocket travel expenses were reimbursed to directors in 2025 (2024: €Nil).

8 Employees

Number of employees

The full-time equivalent (FTE) of persons employed (including executive directors) during the year was as follows:

	2025 Number	2024 Number
Management	21	21
Operations /Administration	401	384
	422	405

Employment costs

	2025 €	2024 €
Wages and salaries	16,234,168	16,295,371
Social security costs	1,770,121	1,773,543
Pension costs	6,445	6,650
	18,010,734	18,075,564

The number of employees whose annual remuneration was €60,000 or more were:

	2025 Number	2024 Number
Employee benefits between €60,000 and €70,000	22	24
Employee benefits between €70,001 and €80,000	1	1
Employee benefits between €80,001 and €90,000	1	1
Employee benefits between €90,001 and €100,000	-	-
Employee benefits between €100,001 and above	1	1

CAMPBILL COMMUNITIES OF IRELAND

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

9 Income from investments

	Unrestricted funds 2025 €	Total 2025 €	Unrestricted funds 2024 €	Total 2024 €
Rental income	195,147	195,147	193,691	193,691

10 Key management compensation

Key management includes the directors, company secretary, and certain members of the national office management team including the CEO, CFO, Head of HR, Head of Services, and Head of Property and Asset Management. The compensation paid or payable to key management for employee services is shown below:

	2025 €	2024 €
The staff costs comprise:		
Salaries and other short- term employee benefits	359,506	324,743

Included in the above amount paid to key management personnel is €123,065 (2024: €119,285) paid to the CEO of Camphill Communities of Ireland. The directors are not remunerated for their service on the board of the charity nor are they in receipt of any other fees from the charity.

11 Tangible fixed assets

	Freehold land and buildings €	Plant and equipment €	Fixtures and fittings €	Motor vehicles €	Total €
Cost / Valuation					
At 1 January 2025	39,865,623	45,335	505,369	1,600,667	42,016,994
Additions	-	-	169,631	325,668	495,299
Disposals	(550,000)	(4,430)	-	(34,850)	(589,280)
At 31 December 2025	39,315,623	40,905	675,000	1,891,485	41,923,013
Depreciation and impairment					
At 1 January 2025	1,456,997	45,335	392,173	1,277,547	3,172,052
Depreciation charged in the year	728,498	-	91,788	312,876	1,133,162
Eliminated in respect of disposals	(29,400)	(4,430)	-	(40,800)	(74,630)
At 31 December 2025	2,156,095	40,905	483,961	1,549,623	4,230,584
Carrying amount					
At 31 December 2025	37,159,528	-	191,039	341,862	37,692,429
At 31 December 2024	38,408,626	-	113,196	323,120	38,844,942

In 2023, all land and buildings were valued by expert valuers, Colliers, and the board are satisfied the carrying balance at year end is at least equal to their market value.

CAMPHILL COMMUNITIES OF IRELAND

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

11 Tangible fixed assets

(Continued)

Included in Land and Buildings are the following asset types:

- Land
- Residential properties
- Community properties

Some of the properties are described as community units. They comprise of a mixture of office space, hall space and function space. Typically, they are used for community use, however from time to time they can be used for external events and functions.

12 Investment property

2025

€

Fair value

At 1 January 2025 and 31 December 2025

7,212,500

Land and buildings held at Ballytobin and used by Camphill Communities of Ireland ceased to be used in September 2018 and these were then rented to Brothers of Charity at this date.

Residential buildings held at Duffcarrig and used by Camphill Communities of Ireland ceased to be used at 31 August 2021 and these were subsequently rented to Brothers of Charity from this date.

In accordance with FRS 102, investment properties have been measured at their fair value at the reporting date and the board are satisfied the carrying balance at year end is at least equal to their market value.

13 Stocks

2025

€

2024

€

Raw materials and consumables

132,439

117,569

Included in closing stock at 31 December 2025 of €132,439 is livestock which is held for resale, own consumption, and wellness / therapeutic purposes.

14 Debtors

2025

€

2024

€

Amounts falling due within one year:

Other debtors

744,215

1,716,293

Prepayments

359,325

375,532

1,103,540

2,091,825

The other debtors balance consists primarily of amounts due from its funders and also amounts related to resident contributions. An amount of €587,666 (2024: €1,638,087) net of bad debt provision was owed from the HSE at year end 31 December 2025.

CAMPBILL COMMUNITIES OF IRELAND

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

15 Creditors: amounts falling due within one year

	Notes	2025 €	2024 €
Bank loans and overdrafts	16	47,440	50,599
Other loans	16	126,766	326,766
Other taxation and social security	17	382,537	319,246
Deferred income	21	39,246	557,115
Trade creditors		1,016,206	905,486
Other creditors		1,587,222	3,591,152
Accruals		1,156,623	1,503,009
		<u>4,356,040</u>	<u>7,253,373</u>

Included in the other creditors figure of €1,587,222 is €1,400,000 of deficit funding repayable to the HSE (2024: €3,400,000) and €186,863 repayable to the HSE for LTCW settlements (2024: €186,863).

16 Loans and overdrafts

	2025 €	2024 €
Bank overdrafts	-	31
Bank loans	250,064	287,665
Other loans	201,905	401,905
	<u>451,969</u>	<u>689,601</u>
Payable within one year	174,206	377,365
Payable after one year	277,763	312,236

CAMPBILL COMMUNITIES OF IRELAND

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2025

16 Loans and overdrafts

(Continued)

Other loans are loans from private supporters of the charity. A further €200,000 was repaid off the loan during 2025 (2024: €110,000).

Bank loans are in terms and will expire as detailed above.

Securities and charges

The following institutions have mortgages or charges in place over assets regarding funding that was provided to Camphill Communities of Ireland:

- Ulster Bank Ireland Limited
- Ulster Bank Limited
- Bank of Ireland
- Kildare County Council
- Tipperary County Council
- Kilkenny County Council
- South Eastern Health Board
- Wexford County Council
- Monaghan County Council
- North Eastern Health Board
- South Western Health Board
- Triodos Bank N.V
- Dun Laoghaire – Rathdown County Council
- Allied Irish Bank PLC
- South Tipperary County Council
- Health Service Executive

A full list of the charges held over the assets of Camphill Communities of Ireland can be on the public record with CRO. Whilst some of the above mortgages and debt have been extinguished, the charity is currently in the process of removing the respective charges from the organisation.

17 Taxation

	2025	2024
	€	€
Payables:		
PAYE/ PRSI/ USC	382,537	319,246

Due to the company's charitable status, no charge to corporation tax arises under the provisions of Section 207 of the Taxes Consolidation ACT, 1997.

18 Creditors: amounts falling due after more than one year

	Notes	2025	2024
		€	€
Bank loans	16	202,624	237,097
Other loans	16	75,139	75,139
Deferred income	21	15,954,685	16,467,888
		16,232,448	16,780,124

CAMPHILL COMMUNITIES OF IRELAND

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

19 Provisions for liabilities	2025	2024
	€	€
Legal settlements & associated costs	-	685,000
20 Retirement benefit schemes	2025	2024
Defined contribution schemes	€	€
Charge to profit or loss in respect of defined contribution schemes	6,445	6,650

The charity operates a defined contribution pension scheme for all qualifying employees. The assets of the scheme are held separately from those of the charity in an independently administered fund.

21 Deferred income

Deferred income is included in the financial statements as follows:

	2025	2024
	€	€
Current liabilities	39,246	557,115
Non-current liabilities	15,954,685	16,467,888
	15,993,931	17,025,003

21.1 Government grants deferred - Non current liabilities

	2025	2024
	€	€
At 1 January 2025	28,363,296	28,363,296
Increase in the year	75,954	-
	28,439,250	28,363,296
Amortisation		
At 1 January 2025	(11,895,408)	(11,299,211)
Amortised in the year	(589,156)	(596,197)
At 31 December 2025	(12,484,564)	(11,895,408)
Carrying amount		
At 31 December 2025	15,954,685	16,467,888
At 31 December 2024	16,467,888	17,064,085

CAMPHILL COMMUNITIES OF IRELAND

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

21 Deferred income

(Continued)

Fixed asset grants may become repayable if certain conditions outlined in the relevant agreements occur. Included in the above figures are grants received from CAS in regard to the provision of housing in the respective communities.

These grants are accounted for using the 'accrual model'. The use of the 'accrual model' option (section 24 of FRS 102) for the recognition of income from government grants is not permitted by the Charities SORP. This represents a departure from the Charities SORP. The directors are of the opinion that this departure presents a fair view of the affairs of the company to the readers of these financial statements as it is consistent with the treatment of capital grants before the implementation of Charities SORP.

22 Status

The liability of the members is limited.

Every member of the company undertakes to contribute to the assets of the company in the event of its being wound up while they are members or within one year thereafter for the payment of the debts and liabilities of the company contracted before they ceased to be members and the costs, charges and expenses of winding up and for the adjustment of the rights of the contributors among themselves such amount as may be required, not exceeding €1.

23 Financial commitments, guarantees and contingent liabilities

The board has decided to disclose the following contingent liabilities:

- Obligation to return certain funds in the event of non-compliance with certain grant agreements.
- Legal claims regarding legacy issues.
- The company is subject to a claim from a former employee relating to matters arising during the course of their employment.
- Compliance audits underway in relation to historical activities which may result in potential liabilities.

The outcome of these matters are uncertain and, based on information currently available and advice received, it is not possible to reliably estimate any potential financial effect. Accordingly, no provision has been recognised in the financial statements.

CAMPHILL COMMUNITIES OF IRELAND

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

24 Reconciliation of funds

	Opening Balance €	Income & Other gains €	Expenditure €	Transfers €	Closing Balance €
Restricted funds					
Restricted funds	1,587,934	30,888,616	(30,878,916)	-	1,597,634
Unrealised gains on fair value of investment property	3,174,200	-	-	-	3,174,200
Revaluation reserve	20,125,956	-	-	(251,098)	19,874,858
	<u>24,888,090</u>	<u>30,888,616</u>	<u>(30,878,916)</u>	<u>(251,098)</u>	<u>24,646,692</u>
Unrestricted funds					
General funds	3,281,607	778,029	(457,964)	173,039	3,774,711
Sinking fund	577,832	-	-	78,059	655,891
	<u>3,859,439</u>	<u>778,029</u>	<u>(457,964)</u>	<u>251,098</u>	<u>4,430,602</u>
Total	<u>28,747,529</u>	<u>31,666,645</u>	<u>(31,336,880)</u>	<u>-</u>	<u>29,077,294</u>

Transfer of funds:

Revaluation reserve:

€251,098 was transferred from restricted revaluation reserve to unrestricted reserves following the sale of land and buildings in two communities.

Sinking fund:

During the year, €78,059 was transferred within unrestricted reserves from general funds to the sinking fund reserve.

25 Events after the reporting date

The Sustainability Impact Assessment process with the HSE is ongoing, a revised draft of the Sustainability Impact Assessment regarding the mechanism of funding CCoI into the future has been received in Q2 2026 from the HSE and is being reviewed by senior management and the board of CCoI.

There have been no other significant events affecting the charity since the year end.

26 Related party transactions

Except for remuneration of key management (see note 10), which are deemed to be related parties under company law, there were no other transactions with related parties in 2025.

27 Reclassification

Certain prior year comparatives have been regrouped and reclassification on a basis consistent with current year.

CAMP HILL COMMUNITIES OF IRELAND

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

28 Analysis of changes in net funds

	At 1 January 2025 €	Cash flows €	At 31 December 2025 €
Cash at bank and in hand	5,199,190	(1,674,316)	3,524,874
Bank overdrafts	(31)	31	-
	<u>5,199,159</u>	<u>(1,674,285)</u>	<u>3,524,874</u>
Loans falling due within one year	(377,334)	203,128	(174,206)
Loans falling due after more than one year	(312,236)	34,473	(277,763)
	<u>4,509,589</u>	<u>(1,436,684)</u>	<u>3,072,905</u>

29 Cash generated from operations

	2025 €	2024 €
Surplus for the year	329,765	334,778
Adjustments for:		
Investment income recognised in statement of financial activities	(195,147)	(193,691)
Loss/(gain) on disposal of tangible fixed assets	15,582	(228,070)
Depreciation and impairment of tangible fixed assets	1,133,162	1,066,883
Movements in working capital:		
(Increase) in stocks	(14,870)	(1,641)
Decrease/(increase) in debtors	988,285	(1,322,545)
(Decrease)/increase in creditors	(2,176,305)	2,911,878
(Decrease)/increase in provisions	(685,000)	-
(Decrease) in deferred income	(1,031,072)	(258,872)
Cash (absorbed by)/generated from operations	<u>(1,635,600)</u>	<u>2,308,720</u>

30 Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on
29 JUNE 2026

CAMPHILL COMMUNITIES OF IRELAND
MANAGEMENT INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2025

CAMPHILL COMMUNITIES OF IRELAND

ATTENDANCE RECORD - BOARD MEETINGS 2025 FOR THE YEAR ENDED 31 DECEMBER 2025

Director	24/02/2025	28/04/2025	29/06/2025	29/09/2025	28/10/2025	01/11/2025	16/12/2025
Marie Keane	Y	Y	Y	Y	Y	Y	Y
Bernard Haslam	Y	Y	Y	Y	Y	X	Y
Ambrose Kealy - C	Y	Y	Y	Y	Y	Y	Y
Ian Kerr	Y	Y	Y	Y	Y	Y	Y
Tony Bridgeman	Y	Y	Y	Y	Y	Y	Y
Paul O'Donohue	Y	Y	Y	Y	X	Y	X
Padraig Flemming	Y	Y	Y	Y	Y	Y	Y

Key to meeting attendance

Y	Attended
X	Apologies or absent
C	Chairperson
N/A	Not on the board on this date
R	Resigned

The directors who served during the year and up to the date of signature of the financial statements were:

Ambrose Kealy (Chair)

Bernard Haslam

Marie Keane

Ian Kerr

Tony Bridgeman

Patrick Fleming

Paul O'Donoghue