

UNAUDITED



Comhairle Contae Chill Mhantáin
Wicklow County Council

Annual Financial Statement 2025



Emer O’Gorman
Chief Executive

Brian Gleeson
Director of Finance



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Don Chathaoirleach agus do gach Ball

9th April 2026

Re: Annual Financial Statement 2025 – Financial Review

A Chomhairleoir, a Chara,

The Accounts of Wicklow County Council for the financial year ended 31st December, 2025 have been prepared in accordance with the Local Authority Accounting in Ireland Code of Practice, Accounting Regulations, and the directions of the Minister for Housing, Local Government and Heritage, and are now presented as the Annual Financial Statement 2025.

The Statement of Accounting Policies in the attached outlines the main principles upon which the Annual Financial Statement has been prepared. The Annual Financial Statement is subject to external audit, by an auditor of The Local Government Audit Service, whose purpose is to form an independent opinion of the accounts. In accordance with normal practice, a copy of the Auditor's Report will be circulated to each Member of the Council upon its completion.

Total Income and Expenditure on both Revenue and Capital Accounts (including transfers) for 2025 are set out below with a comparison to the previous year.

EXPENDITURE AND INCOME

	Expenditure		Income	
	2025	2024	2025	2024
	€	€	€	€
Revenue	173,906,111	171,838,147	173,952,969	172,438,819
Capital	140,246,549	113,814,794	126,866,109	128,537,788
Total	314,152,660	285,652,941	300,819,078	300,976,607

REVENUE ACCOUNT

Income and Expenditure Statement:

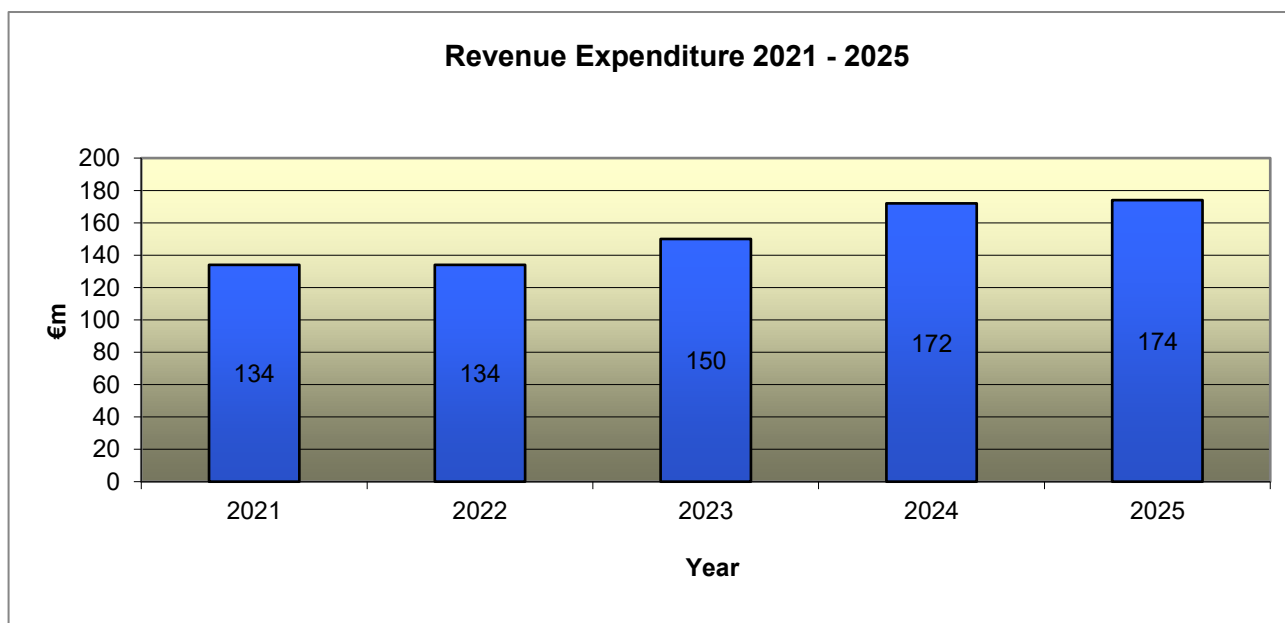
The Revenue Account (Operating Account) covers the everyday expenses of the Council. This includes areas such as housing maintenance, estate management, roads maintenance and restoration, land-use planning, waste management, provision and operation of recreational facilities, administration and support costs, repayment of loan charges, etc. The Statement of Accounting Policies and the Accounts in the pages to follow, set out the relevant details.

The Revenue Account may be summarised as follows:

	2025	2024
	€	€
INCOME	173,952,969	172,438,819
EXPENDITURE	173,906,111	171,838,147
SURPLUS/(DEFICIT)	46,858	600,671
OPENING BALANCE	2,782	(597,890)
CLOSING DEBIT BALANCE	49,640	2,782

The Revenue Account is prepared on the basis of income and expenditure classified into Divisions and Services as set out in Appendix 2. Moreover, the variance analysis of actual expenditure versus budgeted is shown in Note 16 and a summary of the major sources of revenue income is outlined in Note 15. Expenditure has increased by circa €2m to €173.9m in 2025, mainly across the areas of Housing and Buildings; Roads, Transportation and Safety; and Environmental Services. When comparing income and expenditure outturns versus 2024 it should be noted that 2024 included €11.5m of grants payments under the Increased Cost of Business (ICOB) and the Power Up Grant Schemes, which were not repeated in 2025. Moreover, as outlined in the graph below, the Council's revenue expenditure has increased by €40m or 30% since 2021.

The outturn on the revenue account for 2025 shows a surplus of €46,858 for the year after transfers to reserves are included. Accordingly, the General Reserve Account now has a small surplus of €49,640 at year end. As you are aware, 2024 was the first year, since the amalgamation of the town councils, that Wicklow County Council produced a closing credit balance following the elimination of the Council's previous deficit, which at one point stood at more than €4m. This positive financial position has been achieved through excellent financial management by the Council over the past number of years.



Divisional Expenditure/Income Variance Analysis

Division A - Housing & Building

This division is slightly under budget on expenditure and over on income.

The key financial issues relating to this Division in 2025 include:

- Increased divisional spend of over €4.5m versus 2024.
- Increased income of €5.6m versus 2024.
- Increased expenditure and income of €2.3m under Payment and Availability schemes.
- Rental income increased by €0.9m in 2025.
- Under budget by €0.8m on the Croi Conaithe Grant Scheme.
- Increased expenditure and income on Disabled Persons Grants (DPGs).
- Increased expenditure and income on Homeless Services.

Division B – Road Transportation & Infrastructure

This division is over budget on both expenditure and income.

The main variances include:

- Additional expenditure and income on Regional Roads maintenance and improvement.
- Additional expenditure and income on Local Roads maintenance and improvement.
- Expenditure on public lighting repair and maintenance operations exceeded budget by circa €0.2m in 2025.
- Car Parking income was €0.5m over budget, which offset excess expenditure in this area of €0.2m.

Division C – Water Services

This division was under on both expenditure and income.

The main reasons for this variance are:

- The Wicklow County Council budget was approved prior to agreement of the Annual Service Plan 2025 by Uisce Eireann
- The ongoing transition of water services from the Wicklow County Council to Uisce Eireann under the Master Co-operation Agreement.

Division D – Development Management

This division is over budget on both expenditure and income.

The main reason for these variances are:

- Government funding of circa €11.5m provided under the Increased Cost of Business (ICOB) and the Power Up Grant Schemes was not repeated in 2025.
- Unbudgeted income and expenditure in respect of Residential Zoned Land Tax for which payment commenced in 2025.
- Increased expenditure on enforcement in 2025.
- Reduced expenditure incurred under the Ukraine Response as ongoing integration support services are now provided under the newly established Local Authority Integration Team (LAIT).
- Increased expenditure and income on Heritage Services and the Local Enterprise Office.

Division E – Environmental Services

This division is over budget on expenditure and income.

The main reasons for this include:

- Additional expenditure on Fire Services operations due to increased activity and the implementation of the WRC pay agreement for Retained Firefighters.
- Increased expenditure and income for climate action and biodiversity initiatives.
- Increased expenditure was incurred on monitoring of private drinking water.

Division F – Recreation & Amenity

This division is under budget on expenditure and over on income.

The main reasons for this are:

- Under budget on the provision of Library Services due to timing of recruitment.
- Increased expenditure incurred on Arts programmes and Parks & Open Spaces.
- Additional expenditure and income on Sports Partnership and Healthy Ireland programmes.

Division G - Agriculture, Education, Health and Welfare

This division is under budget on both expenditure and income.

The main variances include:

- Underspends versus budget on the provision of veterinary services due to the transfer of these services to the Department of Agriculture, Food and the Marine.
- Income and expenditure less than budget in respect of harbour operations.

Division H – Miscellaneous Services

This division is under budget on both expenditure and income.

The main reasons for these variances are:

- Following the decision by the members to reduce the vacancy relief rate in respect of commercial rates for Budget 2025, the write off amount was less than in previous years.
- Plant and Machinery operations were less than budget for both income and expenditure.

Request for Members approval re over budget net expenditure

The approval by the Members of additional net expenditure in excess of budget (as outlined in Note 16 of the AFS) is hereby requested in accordance with Section 104 (7) of the Local Government Act 2001.

Division	Net Expenditure in Excess of Adopted Budget
	€
Roads Transportation & Safety	(396,864)
Environmental Services	(1,933,028)
Agriculture, Education, Health & Welfare	(176,823)

CAPITAL TRANSFERS

Request for Members approval re revenue transfers to and from capital

The approval by the Members for transfers to and from capital (as outlined in Note 14 and 16 of the AFS) is hereby requested in accordance with the Local Government Act 2001.

Division	Transfers to Capital	Transfers from Capital
	€	€
Housing & Building	1,035,085	0
Roads Transportation & Safety	815,974	1,026,484
Water Services	123,518	0
Development Management	856,917	12,190
Environmental Services	991,821	100,000
Recreation & Amenity	180,454	0
Agriculture, Education, Health & Welfare	724,010	0
Miscellaneous Services	1,137,783	353,023
Total	5,865,563	1,491,697

Transfers to capital are in respect of past expenditure which has resulted in deficits in the capital account as well as the provision of specific reserves for future expenditure and commitments. The most significant transfers relate to:

- The carry forward of unspent discretionary funding charged to Miscellaneous Services.
- Capital reserve for fabric upgrade works and conditional surveys charged to the Housing & Building Programme.
- Capital provision for match funding requirements charged to Development Management.
- Capital provision for Harbour works including dredging under Agriculture, Education, Health & Welfare.
- Capital reserve for refurbishment works in County Buildings.

The most significant transfers from capital are from rates revaluation appeals provision and Machinery Yard transfers credited to Miscellaneous Services, as well as funding for the Local Footpath Renewal Scheme credited to Roads, Transportation and Safety.

DEBTORS

A summary of the main revenue collection accounts is contained in Appendix 7. The percentage collection levels are shown below with a comparison to the previous year.

	2025	2024
	%	%
RATES	93	93
RENTS	87	84
HOUSING LOANS	85	80

I am pleased to report that the commercial rates collection level has remained at 93% for 2025, even though our vacancy relief rate was reduced from 60% to 20%. I am also happy to inform the members of an increase in our rental income collection rate, up from 84% to 87%. Moreover, the housing loan collection percentage has also increased by 5% from 80% to 85%. This improved performance is a direct result of the establishment of our new Debt Management Unit (DMU) which has working closely with our Housing and Law Departments to address our outstanding revenue debts. It is planned to commence the transfer of responsibility for the collection of miscellaneous income and development contributions to the DMU in 2026 which should result in further improvements to our income collection levels going forward.

BALANCE SHEET

The Balance Sheet includes assets and liabilities as follows:

- Assets both purchased and constructed in 2025 plus historical assets.
- Preliminary expenditure on the provision of new assets such as planning and design costs, and work-in-progress capital schemes in the areas of roads, housing and recreation and amenity.
- Long-term debtors, e.g. housing loan advances.
- Current assets including stocks and short-term debtors.
- Current and long-term liabilities.
- Reserves and historical balances.

CAPITAL

The capital category transactions have been extracted from various different sections of the Balance Sheet and are summarised here for review purposes.

	2025	2024
INCOME	126,866,109	128,537,788
EXPENDITURE	140,246,549	113,814,794
SURPLUS/(DEFICIT)	(13,380,440)	14,722,994
OPENING BALANCE	96,814,747	82,091,754
CLOSING BALANCE	83,434,307	96,814,747

The total capital expenditure in 2025 was €140.2m, of which circa €76m related to the Council's Housing Capital Programme. The total spend represents an increase of circa €26m on 2024. The Capital Account Statement of the Annual Financial Statement sets out further details in Appendices 5 & 6.

The closing credit balance of €83.4m is comprised of both favourable and adverse balances on projects. The main contributory reasons for the balances are:

- Development contributions income and other reserves (See notes 10 & 11)
- Adverse balances that are attributable to expenditure on the major infrastructural development programmes such as housing construction, road improvement, where state funding and grants for major projects are outstanding at year-end.

- Monies expended on schemes that may be subject to future own resource funding, i.e. development charges, revenue transfers, also have an adverse effect on the balance.

LONG-TERM CAPITAL BORROWING

The Council's long-term capital debt at 31st December 2025 amounted to €56.6m (See note 7). The borrowings mainly relate to Local Authority Home Loans. The principal repayments are on loans issued to fund housing loans, land acquisition for housing purposes and other assets.

KEY DELIVERABLES 2025

Based on the level of expenditure incurred in 2025, some of the actions and initiatives undertaken by Wicklow County Council during the year included:

- Delivery of 161 social housing units through the Council's direct build programme, Part V, turnkeys and in partnership with Approved Housing Bodies.
- 44 Affordable Units were sold in St. Ernan's, Rathnew and 7 affordable units were sold in Aldborough Manor, Baltinglass in 2025.
- Nearly €4m was spent on housing of the homeless in 2025. This included prevention and supports to people experiencing or in danger of becoming homeless.
- Funding of over €3.8m was provided to improve quality of life for Wicklow residents via Housing Aid for Older People, Mobility Aid Grants, and the Housing Adaption Grant Scheme. In addition, €2.5m of funding was paid out under the Croi Conaithe Vacant Property Grant.
- The Park & Ride at Junction 6 Fassaroe commenced construction work in April 2025. Furthermore, the Bus Park & Ride at Junction 16 (Ashford/Rathnew) was approved by the Elected Members at the meeting of the full Council in March 2025.
- A rural traffic calming and road safety improvement scheme is being progressed for the N81 at Hollywood Cross. The provision of bus stops is included as part of this scheme. Construction works commenced in July 2025 and is expected to be completed in Q1 2026.
- Works at Rockey Road, M11 to Wicklow Town were completed by our direct labour crew. In total, approx. 1.5km of road was upgraded. The project was officially opened by An Tánaiste, Minister Simon Harris in mid-2025.
- Wicklow Local Enterprise Office (LEO) supported 159 portfolio clients in 2025 that employ 695 jobs and created over 115 jobs in 2025.
- Wicklow County Council achieved certification for ISO 50001 Energy Management in 2024. The international standard ISO 50001 outlines the requirements for establishing, implementing, maintaining, and improving an energy management system. The Energy Office has maintained certification throughout 2025.
- The Energy Office continued its decarbonising strategy throughout 2025, working with our energy partners CODEMA to develop a pipeline of projects to reach our 2030 targets and targeting large energy users across the Council's building stock. As part of this strategy Energy

Performance Contracts and Multiparty decarbonisation frameworks will be utilised to achieve our objectives.

- Wicklow County Council successfully purchased 21 acres of land at Magheramore Beach, securing continued public access to the beach. Furthermore, it supports the County Development Plan objectives to protect the Special Area of Conservation and the National Heritage Area.
- In partnership with the Wicklow Town Team, the Council delivered a 230 metre Pump Track at the Murrough, Wicklow Town, which is the largest facility of its kind in Ireland.
- Under the Council's Community Awards Scheme, 215 applications received grant funding in the amount of €75,000, while the Local Enhancement Programme provided 313 successful applications with grants totalling €199,044. Furthermore, the Community Recognition Fund delivered €595,493 to 10 community projects across the county last year.

CONCLUSION

Wicklow County Council faced a number of economic challenges and uncertainties during 2025, including cost-of-living increases on businesses, voluntary groups and citizens. While global inflation stabilised in 2025, the CPI index from 2020 to 2025 was 23.5%, which has significantly impacted the spending power of Wicklow County Council over this period.

Notwithstanding these challenges, I am pleased to report that the Council's overall financial position remained strong in 2025. We will continue manage our finances in a prudent manner whilst striving to ensure that essential services are delivered to a high quality and represent value for money.

I would like to express my appreciation to all staff for their hard work and commitment throughout 2025 and to thank the Members of the Council for their continued support.

I wish to thank everybody involved in preparing the 2025 Annual Financial Statements, in particular the staff of the Finance Department.



Emer O'Gorman
Chief Executive

CERTIFICATE OF CHIEF EXECUTIVE AND DIRECTOR OF FINANCE

Wicklow County Council

Certificate of Chief Executive and Director of Finance

for the year ended 31 December 2025

- 1.1 We the Chief Executive and Director of Finance are responsible for preparing an annual financial statement in accordance with the accounting code of practice issued by the Minister under section 107 of the Local Government Act, 2001
- 1.2 We are responsible for maintaining proper books of account that disclose with reasonable accuracy the financial position of the local authority and enable it to ensure that financial statements prepared comply with the statutory requirements.
- 1.3 We are responsible for the safeguarding of assets of the local authority and for taking reasonable steps for the prevention and detection of fraud and other irregularities.
- 1.4 When preparing financial statements we have:
- stated that the financial statements have been prepared in accordance with the Accounting Code of Practice and the accounting policies have been applied consistently; and,
 - made judgments and estimates that are reasonable and prudent;
- 1.5 We certify that the financial statements of Wicklow County Council for the year ended 31 December 2025, as set out on pages 10 to 29, are in agreement with the books of account and have been prepared in accordance with the accounting requirements as directed by the Minister for Housing, Local Government and Heritage.

Chief Executive



Date 09 April 2026

Director of Finance



Date 09 April 2026

STATEMENT OF ACCOUNTING POLICIES

1. General

The accounts have been prepared in accordance with the Accounting Code of Practice ACoP on local authority accounting, as revised by the Department of Housing, Local Government and Heritage (DHLGH) at 31st December 2025. Non-compliance with accounting policies as set out in ACoP must be stated in the Policies and Notes to the Accounts.

2. Statement of Funds Flow (Funds Flow Statement)

A Statement of Funds Flow was introduced as part of AFS 2011. While the guidance of International Accounting Standard 7 Statement of Cash Flows has been followed, the business of local authorities, is substantially different to most private sector organisations and therefore some minor changes to the format have been agreed to ensure the data displayed is meaningful and useful within the local government sector. For this reason, the statement is being referred to as a 'Statement of Funds Flow'.

The financial accounts now include a Statement of Funds Flow after the Statement of Financial Position. Notes 17 – 22 relate to the Statement of Funds Flow and are shown in the Notes on and forming part of the Accounts section of the AFS. Note 19 details Project/Non-Project /Affordable /Voluntary balances, which can be either a debit or a credit balance. The funds flow assumes that these are debit balances and bases the (Increase)/Decrease description on this.

3. Accruals

The revenue and capital accounts have been prepared on an accrual basis in accordance with the Code of Practice.

4. Interest Charges

Loans payable can be divided into the following two categories:

- Mortgage related loans
- Non- mortgage related loans

4.1 Mortgage Related Loans

Mortgage related loans have a corresponding stream of income from long term advances (i.e. monies lent by the local authorities to borrowers), for the purchase of houses. Only the interest element is charged or credited to the Statement of Comprehensive Income (Income & Expenditure Account Statement).

4.2 Non Mortgage Related Loans

Note 7 to the accounts sets out the types of borrowing under this heading. Loans relating to assets/grants, revenue funding will not have a corresponding stream of income. Bridging finance will eventually become part of permanent funding. Loans in respect of the other headings will have a corresponding value in Note 3.

5. Pensions

Payments in respect of pensions and gratuities are charged to the revenue account in the accounting period in which the payments are made. The cost of salaries and wages in the accounts includes deductions in respect of pension contributions (including Widows and Orphans) benefits under the Local Government Superannuation Scheme and the Single Public Service Pension Scheme.

The Single Public Service Pension Scheme ("Single Scheme") commenced with effect from 1 January 2013. Employee contributions for the Single Scheme continue to be deducted by local authorities but are remitted centrally to DPERS.

6. Agency and Other Services

Expenditure on services provided or carried out on behalf of other local authorities is recouped at cost or in accordance with specific agreements.

7. Provision for Bad & Doubtful Debts

Provision has been made in the relevant accounts for bad & doubtful debts.

8. Fixed Assets

8.1 Classification of Assets

Fixed assets are classified into categories as set out in the Statement of Financial Position. A further breakdown by asset type is set out in note 1 to the accounts.

8.2 Recognition

All expenditure on the acquisition or construction of fixed assets is capitalised on an accrual basis.

8.3 Measurement

A Statement of Financial Position incorporating all of the assets of the local authority was included for the first time in the Annual Financial Statement for 2003. The assets were valued based on the 'Valuation Guideline' issued by the DHLGH. All assets purchased or constructed as from 1/1/2004 have been included at historical cost. Accounting policies relating to leases are currently being developed and will be reflected in the financial statements at a future date.

8.4 Revaluation

As set out in a revision to the Accounting Code of Practice it is policy to show fixed assets at cost. Maintenance and enhancement costs associated with Infrastructure assets are not currently included in fixed assets but will be reviewed at a future date. Due to their physical nature the vast majority of assets are unique to local authorities and are not subject to disposal. Any loss or gain associated with the net realisable value of the remaining general assets subject to disposal, are accounted for at time of disposal.

8.5 Disposals

In respect of disposable assets, income is credited to a specific reserve and is generally applied in the purchase of new assets. Proceeds of the sale of local authority houses are to be applied as directed by the DHLGH.

8.6 Depreciation

Under the current method of accounting, the charge for depreciation is offset by the amortisation of the source of funding the asset. This method has a neutral impact on Income & Expenditure and consequently the charge for depreciation and the corresponding credit from amortisation is excluded from the Statement of Comprehensive Income (Income & Expenditure Statement).

The policies applied to assets subject to depreciation are as follows:

Asset Type	Bases	Depreciation Rate
Plant & Machinery		
- Long life	S/L	10%
- Short life	S/L	20%
Equipment	S/L	20%
Furniture	S/L	20%
Heritage Assets		Nil
Library Books		Nil
Playgrounds	S/L	20%
Parks	S/L	2%
Landfill sites (*See note)		
Water Assets		
- Drainage schemes	S/L	Asset life over 50 years

The Council does not charge depreciation in the year of disposal and will charge a full year's depreciation in the year of acquisition.

* The value of landfill sites would be included in note 1 under land. Depreciation represents the depletion of the landfill asset.

9. Government Grants

Government grants are accounted for on an accrual basis. Grants received to cover day-to-day operations are credited to the Statement of Comprehensive Income (Income & Expenditure Statement). Grants received relating to the construction of assets, are shown as part of the income of work-in-progress. On completion of the project the income is transferred to a capitalisation account.

10. Development Debtors & Income

Short term development levy debtors are included in note 5. Income from development contributions not due to be paid within the current year is deferred and not separately disclosed in the financial statements.

11. Debt Redemption

The proceeds from the early redemption of loans by borrowers, are applied to the redemption of mortgage related borrowings from the HFA and OPW.

12. Lease Schemes

Rental payments under operating leases are charged to the Statement of Comprehensive Income (Income & Expenditure Statement). Assets acquired under a finance lease are included in fixed assets. The amount due on outstanding balances is shown under current liabilities and long-term creditors.

13. Stock

Stocks are valued on an average cost basis.

14. Work-in-Progress & Preliminary Expenditure

Work-in progress and preliminary expenditure is the accumulated historical cost of various capital related projects. The income accrued in respect of these projects is shown in the Statement of Financial Position (Balance Sheet) as 'Income WIP'.

15. Interest in Local Authority Companies

The interest of Wicklow County Council in companies is listed in Appendix 8

16. Related Parties

A related party transaction is a transfer of resources, services or obligations between the local authority and a related party. The main related parties for a local authority include the following:

- i. Management and Personnel
- ii. Council Members
- iii. Government Departments
- iv. Local Authority Companies

Local Authority council members and key personnel are bound under the relevant sections of the Local Government Act 2001 and subsequent amending legislation to:

- a. Furnish an annual declaration of 'declarable interests' set out in section 175 of the Act;
- b. Disclose under section 167, 178 and 179 any beneficial interests that they or a connected person has; and
- c. Follow a code of conduct issued by the Minister for the Housing, Local Government and Heritage under section 169 of the Local Government Act 2001 in 2004.

'Declarable interest' covers both financial and certain other interests such as land etc.

Local Authority management and personnel salary and remuneration is determined by the Department of Housing, Local Government and Heritage in line with central government policy on rates of pay.

Local Authority interests in companies and joint ventures are disclosed in Appendix 8 to the Annual Financial Statements.

Local Authority transactions with government departments are governed by central government controls and procedures driven by government accounting rules.

17. Accounting for Expenditure

Expenditure in relation to policy is accounted for in the relevant division e.g. E15 Climate Action and Flooding. Operational expenditure is accounted for in the area where the expenditure is incurred e.g. Housing, Roads, etc. This is in line with the Local Authorities costing system where the full cost of a service/sub-service must reflect all the costs associated with the service.

STATEMENT OF COMPREHENSIVE INCOME (INCOME & EXPENDITURE ACCOUNT STATEMENT)

FOR YEAR ENDED 31ST DECEMBER 2025

The Income and Expenditure Account Statement brings together all the revenue related income and expenditure.

It shows the surplus/(deficit) for the year.

Note 16 allocates transfers by service division in the same format as Table A of the adopted Local Authority budget.

Expenditure By Division	Note	Gross Expenditure 2025 €	Income 2025 €	Net Expenditure 2025 €	Net Expenditure 2024 €
Housing and Building		60,412,149	59,667,425	744,723	1,597,799
Roads, Transportation & Safety		35,120,995	22,505,361	12,615,634	11,136,237
Water Services		5,696,383	5,319,904	376,479	435,957
Development Management		20,115,215	10,666,894	9,448,321	8,039,569
Environmental Services		21,813,613	5,605,943	16,207,670	13,677,427
Recreation & Amenity		12,668,064	1,587,924	11,080,140	10,749,891
Agriculture, Food & The Marine		1,841,604	777,423	1,064,181	906,622
Miscellaneous Services		10,372,525	16,150,911	(5,778,386)	(3,414,315)
Total Expenditure/Income	15	168,040,548	122,281,785		
Net Cost of Division to be funded from Rates and Local Property Tax				45,758,763	43,129,187
Rates				32,979,018	31,390,927
Local Property Tax				17,200,470	16,880,701
Surplus/(Deficit) for Year before Transfer				4,420,725	5,142,441
Transfers from/(to) Reserves	14			(4,373,866)	(4,541,770)
Overall Surplus/(Deficit) for Year	16			46,858	600,671
General Reserve at 1st January				2,782	(597,890)
General Reserve at 31st December				49,640	2,782

STATEMENT OF FINANCIAL POSITION (BALANCE SHEET) AS AT 31st DECEMBER 2025

	Notes	2025	2024
		€	€
Fixed Assets	1		
Operational		1,378,551,251	1,321,655,595
Infrastructural		1,556,388,313	1,547,729,354
Community		23,161,701	22,609,760
Non-Operational		220,010	220,010
		2,958,321,274	2,892,214,719
Work-in-Progress and Preliminary Expenses	2	65,422,089	84,027,607
Long Term Debtors	3	159,954,786	141,746,824
Current Assets			
Stock	4	-	-
Trade Debtors & Prepayments	5	41,842,508	52,188,826
Bank Investments		65,001,838	87,346,313
Cash at Bank		42,466,981	13,906,642
Cash in Transit		400	400
		149,311,727	153,442,181
Current Liabilities			
Bank Overdraft		-	-
Creditors & Accruals	6	38,006,981	33,509,982
Finance Leases		-	-
		38,006,981	33,509,982
Net Current Assets / (Liabilities)		111,304,746	119,932,199
Creditors (Amounts greater than one year)			
Loans Payable	7	53,196,855	55,353,006
Finance Leases		-	-
Refundable Deposits	8	32,110,655	27,491,097
Other		126,261,624	107,762,692
		211,569,134	190,606,795
Net Assets / (Liabilities)		3,083,433,762	3,047,314,554
Represented By			
Capitalisation	9	2,958,321,274	2,892,214,719
Income WIP	2	71,035,021	79,365,155
General Revenue Reserve		49,640	2,782
Other Specific Reserves		-	-
Other Balances	10	54,027,827	75,731,899
Total Reserves		3,083,433,762	3,047,314,555

STATEMENT OF FUNDS FLOW (FUNDS FLOW STATEMENT)

AS AT 31ST DECEMBER 2025

		2025	2025
	Note	€	€
REVENUE ACTIVITIES			
Net Inflow/(outflow) from Operating Activities	17		14,890,175
 CAPITAL ACTIVITIES			
Returns on Investment and Servicing of Finance			
Increase/(Decrease) in WIP/Preliminary Funding		(8,330,134)	
Increase/(Decrease) in Reserves Balances	18	(15,543,746)	
Increase/(Decrease) in Fixed Asset Capitalisation Funding		66,106,556	
Net Inflow/(Outflow) from Returns on Investment and Servicing of Finance		<hr/>	42,232,675
 Capital Expenditure & Financial Investment			
(Increase)/Decrease in Fixed Assets		(66,106,556)	
(Increase)/Decrease in WIP/Preliminary Funding		18,605,518	
(Increase)/Decrease in Other Capital Balances	19	(8,112,078)	
Net Inflow/(Outflow) from Capital Expenditure and Financial Investment		<hr/>	(55,613,116)
 Financing			
Increase/(Decrease) in Loan & Lease Financing	20	(1,865,181)	
(Increase)/Decrease in Reserve Financing	21	1,951,752	
Net Inflow/(Outflow) from Financing Activities		<hr/>	86,571
 Third Party Holdings			
Increase/(Decrease) in Refundable Deposits			4,619,558
 Net Increase/(Decrease) in Cash and Cash Equivalents	22		<hr/> <hr/> 6,215,864

1. Fixed Assets

	Land	Parks	Housing	Buildings	Plant & Machinery (Long and Short Life)	Computers, Furniture and Equipment	Heritage	Roads and Infrastructure	Water and Sewerage Network	Total
	€									
Costs										
Accumulated Costs at 1st Jan	169,058,332	-	1,059,157,832	111,585,772	14,952,969	5,975,582	779,999	1,532,933,742	63,424,669	2,957,868,895
Additions - Purchased	4,978,975	-	28,110,948	160,000	1,447,596	1,301,587	-	-	-	35,999,106
Additions - Transfer WIP	-	-	26,106,135	-	494,956	-	-	8,977,452	-	35,578,544
Disposals\Statutory Transfers	-	-	(3,004,714)	-	(241,960)	-	-	-	-	(3,246,674)
Revaluation	-	-	-	-	-	-	-	-	-	-
Historical Costs Adjustments	-	-	-	-	-	-	-	-	-	-
Accumulated Costs 31/12/2025	174,037,307	-	1,110,370,201	111,745,772	16,653,561	7,277,169	779,999	1,541,911,194	63,424,669	3,026,199,871
Depreciation										
Accumulated Depreciation at 1st Jan	-	-	-	-	11,886,359	4,978,217	-	-	48,789,601	65,654,177
Provision for year	-	-	-	-	708,111	486,576	-	-	1,268,493	2,463,180
Disposals\Statutory Transfers	-	-	-	-	(238,760)	-	-	-	-	(238,760)
Accumulated Depreciation 31/12/2025	-	-	-	-	12,355,710	5,464,792	-	-	50,058,094	67,878,596
Net Book Value at 31/12/2025	174,037,307	-	1,110,370,201	111,745,772	4,297,852	1,812,376	779,999	1,541,911,194	13,366,575	2,958,321,274
Net Book Value at 31/12/2024	169,058,332	-	1,059,157,832	111,585,772	3,066,610	997,365	779,999	1,532,933,742	14,635,068	2,892,214,719
Net Book Value by Category										
Operational	155,999,119	-	1,110,370,201	106,736,926	4,297,852	1,147,154	-	-	-	1,378,551,251
Infrastructural	950,000	-	-	160,544	-	-	-	1,541,911,194	13,366,575	1,556,388,313
Community	17,088,178	-	-	4,848,302	-	665,222	559,999	-	-	23,161,701
Non-Operational	10	-	-	-	-	-	220,000	-	-	220,010
Net Book Value at 31/12/2025	174,037,307	-	1,110,370,201	111,745,772	4,297,852	1,812,376	779,999	1,541,911,194	13,366,575	2,958,321,274

2. Work in Progress and Preliminary Expenses

A summary of work in progress and preliminary expenditure by asset category is as follows:

	Funded	Unfunded	Total	Total
	2025	2025	2025	2024
	€	€	€	€
<u>Expenditure</u>				
Preliminary Expenses	431,256	1,911,498	2,342,753	7,868,797
Work in Progress	59,484,972	3,594,364	63,079,336	76,158,810
Total Expenditure	59,916,227	5,505,862	65,422,089	84,027,607
<u>Income</u>				
Preliminary Expenses	123,385	1,510,493	1,633,878	7,073,937
Work in Progress	66,309,723	3,091,420	69,401,143	72,291,218
Total Income	66,433,108	4,601,912	71,035,021	79,365,155
<u>Net Expended</u>				
Work in Progress	(6,824,751)	502,944	(6,321,807)	3,867,592
Preliminary Expenses	307,870	401,005	708,876	794,860
Net Over/(Under) Expenditure	(6,516,881)	903,949	(5,612,932)	4,662,451

3. Long Term Debtors

A breakdown of long term debtors is as follows:

	2025	2025	2025	2025	2025	2025	2024
	Balance @ 01/01/2025	Loans Issued	Instalments	Early Redemptions	Other Adjustments	Balance @ 31/12/2025	Balance @ 31/12/2024
	€	€	€	€	€	€	€
Long Term Mortgage Advances *	29,835,761	1,689,056	(1,508,086)	(402,330)	(109,227)	29,505,175	29,835,761
Tenant Purchase Advances	8,386	-	-	-	(8,386)	-	8,386
Shared Ownership Rented Equity	717,241	-	-	(37,883)	(56,644)	622,715	717,241
	<u>30,561,389</u>	<u>1,689,056</u>	<u>(1,508,086)</u>	<u>(440,213)</u>	<u>(174,257)</u>	<u>30,127,889</u>	<u>30,561,389</u>
Recoupable Loan Advances						2,228,459	2,538,100
Housing Related Schemes						126,261,624	107,762,692
Long Term Investments - Cash						-	-
Long Term Investments - Associated Companies						3,127,241	2,644,536
Other						27,299	27,299
						<u>161,772,513</u>	<u>143,534,016</u>
Less: Current Portion of Long Term Debtors (Note 5)						(1,817,727)	(1,787,192)
Total amounts falling due after one year						<u>159,954,786</u>	<u>141,746,824</u>

* Includes HFA agency loans

4. Stocks

A summary of stock is as follows:

	2025	2024
	€	€
Central Stores	-	-
Other Depots	-	-
Total	-	-

5. Trade Debtors and Prepayments

A breakdown of debtors and prepayments is as follows:

	2025	2024
	€	€
Government Debtors	19,336,824	17,961,415
Commercial Debtors	5,981,203	7,788,665
Non-Commercial Debtors	6,681,592	6,866,547
Development Contribution Debtors	7,089,731	19,133,047
Other Services	3,246,480	2,987,797
Other Local Authorities	208,340	254,568
Revenue Commissioners	-	-
Other	-	-
Current Portion of Long Term Debtors (Note 3)	1,817,727	1,787,192
Total Gross Debtors	44,361,897	56,779,231
Less: Provision for Doubtful Debts	(10,401,598)	(11,528,466)
Total Trade Debtors	33,960,299	45,250,765
Prepayments	7,882,209	6,938,061
Total	41,842,508	52,188,826

6. Creditors and Accruals

A breakdown of creditors and accruals is as follows:

	2025	2024
	€	€
Trade Creditors	7,718,843	5,639,668
Grants	329,680	477,336
Revenue Commissioners	2,189,881	2,866,641
Other Local Authorities	364,928	367,685
Other Creditors	27,866	1,339
	10,631,198	9,352,670
Accruals	14,314,929	12,130,956
Deferred Income	9,665,025	8,690,567
Add: Current Portion of Loans Payable (Note 7)	3,395,829	3,335,789
Total	38,006,981	33,509,982

7. Loans Payable

(a) Movement in Loans Payable	2025	2025	2025	2025	2024
	HFA	OPW	Other	Total	Total
	€	€	€	€	€
Opening Balance	58,688,795	-	-	58,688,795	61,927,793
Borrowings	1,701,074	-	-	1,701,074	310,500
Repayment of Principal	(3,287,748)	-	-	(3,287,748)	(3,330,518)
Early Redemptions	(509,437)	-	-	(509,437)	(218,980)
Other Adjustments	-	-	-	-	-
	56,592,683	-	-	56,592,683	58,688,795
Less: Current Portion of Loans Payable				3,395,829	3,335,789
Total amounts falling due after one year				53,196,855	55,353,006

(b) Application of Loans

An analysis of loans payable is as follows:

Mortgage

Mortgage Loans *	27,258,452	-	-	27,258,452	27,550,021
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Non Mortgage

Assets/Grants	17,208,763	-	-	17,208,763	18,696,445
Revenue Funding	-	-	-	-	-
Bridging Finance	9,000,000	-	-	9,000,000	9,000,000
Recoupable	2,228,459	-	-	2,228,459	2,538,100
Shared Ownership Rented Equity	897,009	-	-	897,009	904,229
Balance at 31st December	56,592,683	-	-	56,592,683	58,688,795

Less: Current Portion of Loans Payable				3,395,829	3,335,789
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Total Amounts Due after one year				53,196,855	55,353,006
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* Includes HFA Agency Loans

8. Refundable Deposits

The movement in refundable deposits is as follows:

	2025	2024
	€	€
Opening Balance at 1st January	27,491,097	24,980,477
Deposits received	6,534,745	3,921,583
Deposits repaid	(1,915,187)	(1,410,962)
Closing Balance at 31st December	32,110,655	27,491,097

Note: Short Term Refundable Deposits are included as part of Cash Investments on the Balance Sheet

9. Capitalisation Account

The capitalisation account shows the funding of the assets as follows:

	2025	2025	2025	2025	2025	2025	2025	2024
	Balance @ 01/01/2025	Purchased	Transfers WIP	Disposals/ Statutory T/F's	Revaluation	Historical Cost Adjustments	Balance @ 31/12/2025	Balance @ 31/12/2024
	€	€	€	€	€	€	€	€
Grants	848,566,883	28,602,646	35,374,414	(329,536)	-	-	912,214,407	848,566,883
Loans	11,627,609	-	-	(370,000)	-	-	11,257,609	11,627,609
Revenue Funded	16,023,454	-	-	-	-	-	16,023,454	16,023,454
Leases	-	-	-	-	-	-	-	-
Development Contributions	1,377,714	-	-	-	-	-	1,377,714	1,377,714
Tenant Purchase Annuities	2,733,878	-	-	-	-	-	2,733,878	2,733,878
Unfunded	2,466,381	-	-	-	-	-	2,466,381	2,466,381
Historical	1,928,526,098	-	-	(2,079,000)	-	-	1,926,447,098	1,928,526,098
Other	146,546,878	7,396,460	204,129	(468,138)	-	-	153,679,329	146,546,878
Total Gross Funding	2,957,868,895	35,999,106	35,578,544	(3,246,674)	-	-	3,026,199,871	2,957,868,895
Less: Amortised							(67,878,596)	(65,654,177)
Total *							2,958,321,274	2,892,214,719

* As per note 1

10. Other Balances

A breakdown of other balances is as follows:

	Note	2025 Balance @ 01/01/2025 €	2025 * Capital Reclassification €	2025 Expenditure €	2025 Income €	2025 Net Transfers €	2025 Balance @ 31/12/2025 €	2024 Balance @ 31/12/2024 €
Development Contributions Balances	(i)	98,714,207	-	11,437,721	17,551,848	(18,872,176)	85,956,157	98,714,207
Capital Account Balances including Asset Formation and Enhancement	(ii)	(24,153,873)	(1,680,895)	89,286,851	73,400,749	8,021,536	(33,699,334)	(24,153,873)
Voluntary & Affordable Housing Balances								
- Voluntary Housing	(iii)	(1,027,420)	-	1,082,104	2,302,718	-	193,193	(1,027,420)
- Affordable Housing	(iii)	1,052,550	-	2,384,092	3,180,579	(583,718)	1,265,320	1,052,550
Reserves Created for Specific Purposes	(iv)	26,891,735	-	4,589,464	3,213,771	(1,410,004)	24,106,039	26,891,735
Net Capital Balances		101,477,199	(1,680,895)	108,780,232	99,649,665	(12,844,362)	77,821,375	101,477,199
Balance Sheet Accounts relating to Loan Principal outstanding (including Unrealised TP Annuities)	(v)						(26,920,789)	(28,389,836)
Interest in Associated Companies	(vi)						3,127,241	2,644,536
Total Other Balances							54,027,827	75,731,899

* Capital re-classification represents the change in status and/or funding of opening capital balances.

Note (i) This represents the cumulative balance of development levies i.e. income less expenditure and transfers to date.

Note (ii) This represents the cumulative position on funded and unfunded capital jobs consisting of project (completed assets) and non project (enhancement of assets) balances. Debit balances will require sources of funding to clear.

Note (iii) This represents the cumulative position on voluntary and affordable housing projects.

Note (iv) Relates to reserves and advance funding for future Local Authority assets, insurance liabilities, other purposes and includes realised tenant purchase annuities.

Note (v) Loan related balances including outstanding principal on leases and non-mortgage loans remaining to be funded, historical mortgage funding gap, unrealised principal on tenant purchase annuities to be repaid in the future, and shared ownership rented equity.

Note (vi) Represents the Local Authority's interest in associated companies.

11. Capital Account Analysis

The capital account has been de-aggregated and is comprised of the following accounts in the balance sheet as follows:

	2025	2024
	€	€
Net WIP and Preliminary Expenses (Note 2)	5,612,932	(4,662,451)
Capital Balances (Note 10)	77,821,375	101,477,199
Capital Balance Surplus/(Deficit) at 31st December	83,434,307	96,814,747

A summary of the changes in the Capital account (see Appendix 6) is as follows:

Opening Balance at 1st January	96,814,747	82,091,754
Expenditure	138,754,852	112,415,420
<u>Income</u>		
- Grants	107,773,358	85,903,833
- Loans	-	-
- Other	13,461,826	36,920,492
Total Income	121,235,184	122,824,325
Net Revenue Transfers	4,139,228	4,314,089
Closing Balance	83,434,307	96,814,747

12. Mortgage Loan Funding Position

The mortgage loan funding position on the balance sheet at year-end is as follows:

	2025	2025	2025	2024
	€	€	€	€
	Loan Annuity	Rented Equity	Total	Total
Mortgage Loans/Equity Receivable (Note 3)	29,505,175	622,715	30,127,889	30,553,002
Mortgage Loans/Equity Payable (Note 7)	(27,258,452)	(897,009)	(28,155,461)	(28,454,249)
Surplus/(Deficit) in Funding @ 31st of Decembe	2,246,723	(274,295)	1,972,428	2,098,753

NOTE: Cash on Hand relating to Redemptions and Relending

274,295

13. Summary of Plant and Materials Account

A summary of the operations of the Plant and Materials account is as follows:

	Plant	Materials	Total	Total
	2025	2025	2025	2024
	€	€	€	€
Expenditure	(1,709,127)	-	(1,709,127)	(1,450,849)
Charged to Jobs	1,892,241	-	1,892,241	1,671,587
Surplus/(Deficit) before Transfers	183,114	-	183,114	220,738
Transfers from/(to) Reserves	(183,114)	-	(183,114)	(220,738)
Surplus/(Deficit) for Year	-	-	-	-

14. Analysis of Transfers to/from Reserves

A summary of the transfers to/from reserves is as follows:

	2025	2025	2025	2024
	Transfer	Transfer	Net	Net
	From	To	Reserves	Reserves
	Reserves	Reserves	€	€
	€	€	€	€
Principal Repaid - Non Mortgage Loans (Own Asset)	-	(234,638)	(234,638)	(227,681)
Principal Repaid - Non Mortgage Loans (Recoupable)	-	-	-	-
Principal Repaid - Finance Leases	-	-	-	-
Transfers - Other Balance Sheet Reserves	-	-	-	-
Transfers - Capital Account	1,491,697	(5,630,925)	(4,139,228)	(4,314,089)
Surplus/(Deficit) for Year	1,491,697	(5,865,563)	(4,373,866)	(4,541,770)

15. Analysis of Revenue Income

A summary of the major sources of revenue income is as follows:

		2025		2024	
	Appendix No	€		€	
State Grants & Subsidies	3	81,290,326	47.1%	84,234,216	49.2%
Contributions from other Local Authorities		4,320,440	2.5%	3,379,291	2.0%
Goods and Services	4	36,671,018	21.3%	35,154,309	20.6%
		122,281,785	70.9%	122,767,816	71.8%
Local Property Tax		17,200,470	10.0%	16,880,701	9.9%
Rates		32,979,018	19.1%	31,390,927	18.4%
Total Income		172,461,272	100.0%	171,039,445	100.0%

16. Over/Under Expenditure

The difference between the adopted budget and the actual outturn is respect of both expenditure and income is as follows:

	EXPENDITURE					INCOME					NET
	Excluding Transfers	Transfers	Including Transfers	Budget	(Over)/Under Budget	Excluding Transfers	Transfers	Including Transfers	Budget	Over/(Under) Budget	(Over)/Under Budget
	2025	2025	2025	2025	2025	2025	2025	2025	2025	2025	2025
	€	€	€	€	€	€	€	€	€	€	€
Housing & Building	60,412,149	1,035,085	61,447,233	61,841,957	394,723	59,667,425	-	59,667,425	59,614,401	53,025	447,748
Roads Transportation & Safety	35,120,995	815,974	35,936,969	31,114,006	(4,822,963)	22,505,361	1,026,484	23,531,845	19,105,745	4,426,100	(396,864)
Water Services	5,696,383	123,518	5,819,901	6,486,994	667,093	5,319,904	-	5,319,904	5,662,774	(342,870)	324,223
Development Management	20,115,215	856,917	20,972,132	20,594,189	(377,944)	10,666,894	12,190	10,679,084	10,023,858	655,226	277,282
Environmental Services	21,813,613	991,821	22,805,434	20,392,999	(2,412,436)	5,605,943	100,000	5,705,943	5,226,536	479,408	(1,933,028)
Recreation & Amenity	12,668,064	180,454	12,848,518	12,956,266	107,748	1,587,924	-	1,587,924	1,284,761	303,163	410,911
Agriculture, Food & The Marine	1,841,604	724,010	2,565,615	2,733,340	167,725	777,423	-	777,423	1,121,971	(344,548)	(176,823)
Miscellaneous Services	10,372,525	1,137,783	11,510,309	11,970,931	460,623	16,150,911	353,023	16,503,934	16,551,540	(47,606)	413,017
Total Divisions	168,040,548	5,865,563	173,906,111	168,090,680	(5,815,431)	122,281,785	1,491,697	123,773,482	118,591,585	5,181,897	(633,534)
Local Property Tax	-	-	-	-	-	17,200,470	-	17,200,470	17,200,469	1	1
Rates	-	-	-	-	-	32,979,018	-	32,979,018	32,448,626	530,392	530,392
Dr/Cr Balance	-	-	-	-	-	-	-	-	-	-	150,000
Total Divisions	-	-	-	-	-	50,179,488	-	50,179,488	49,649,095	530,393	680,393
Surplus/(Deficit) for Year	168,040,548	5,865,563	173,906,111	168,090,680	(5,815,431)	172,461,272	1,491,697	173,952,969	168,240,680	5,712,289	46,859

17. Net Cash Inflow/(Outflow) from Operating Activities

	2025
	€
Operating Surplus/(Deficit) for Year	46,858
(Increase)/Decrease in Stocks	-
(Increase)/Decrease in Trade Debtors	10,346,318
Increase/(Decrease) in Creditors Less than One Year	4,496,999
	<u>14,890,175</u>

18. Increase/(Decrease) in Reserve Balances

Increase/(Decrease) in Development Contributions	(12,758,049)
Increase/(Decrease) in Reserves created for specific purposes	(2,785,696)
	<u>(15,543,746)</u>

19. (Increase)/Decrease in Other Capital Balances

(Increase)/Decrease in Voluntary Housing Balances	1,220,613
(Increase)/Decrease in Affordable Housing Balances	212,770
(Increase)/Decrease in Capital account balances including asset formation/enhancement	(9,545,461)
	<u>(8,112,078)</u>

20. Increase/(Decrease) in Loan & Lease Financing

(Increase)/Decrease in Long Term Debtors	(18,207,962)
Increase/(Decrease) in Mortgage Loans	(291,569)
Increase/(Decrease) in Asset/Grant Loans	(1,487,682)
Increase/(Decrease) in Revenue Funding Loans	-
Increase/(Decrease) in Bridging Finance Loans	-
Increase/(Decrease) in Recoupable Loans	(309,641)
Increase/(Decrease) in Shared Ownership Rented Equity Loans	(7,219)
Increase/(Decrease) in Finance Leasing	-
(Increase)/Decrease in Portion Transferred to Current Liabilities	(60,040)
Increase/(Decrease) in Long Term Creditors - Deferred Income	18,498,932
	<u>(1,865,181)</u>

21. Increase/(Decrease) in Reserve Financing

	2025
	€
(Increase)/Decrease in Other Specific Reserve	-
(Increase)/Decrease in Balance Sheet accounts relating to loan principal & Unrealised TP Annuities	1,469,047
(Increase)/Decrease in Reserves in Associated Companies	482,705
	<u>1,951,752</u>

22. Analysis of Changes in Cash & Cash Equivalents

Increase/(Decrease) in Bank Investments	(22,344,475)
Increase/(Decrease) in Cash at Bank/Overdraft	28,560,339
Increase/(Decrease) in Cash in Transit	-
	<u>6,215,864</u>

23. Development Contribution Waiver Scheme

In 2023, the Government approved additional measures under the Housing for All Action Plan to incentivise the activation of increased housing supply and help reduce housing construction costs, including the introduction of temporary time-limited arrangements for the waiving of local authority “section 48” development contributions. This waiver is reported in the capital account. However, due to the accounting treatment of the waiver, the income figure for development contributions in appendix 5 does not agree with development contribution income figure in Note 10 in Annual Financial Statements. The income figure in Note 10 is higher as it also includes the grant income from the DHLGH in respect of the waiver.

24. Contingent Liability

A remaining contingency exists and has not been accrued in the Annual Financial Statement in relation to the remediation costs on the Whitestown landfill.

In a judgement delivered on 19 July 2017, the High Court directed the Council to remove to a licensed waste disposal facility, all waste and all soil or other materials contaminated or potentially contaminated by such waste from all areas of the site and to appropriately fill and landscape the site with inert matter sourced elsewhere, and to return possession of the site to the owners.

In May 2018 the Council appointed an environmental consultant to draw up a remediation plan for the site. The draft plan was completed in November 2020 and circulated to the relevant stakeholders for consideration. Submissions from a number of statutory consultees were received which led to additional ecological surveys being carried out and a change to the remediation plan. The High Court has delivered Judgement number 8 in March 2023 regarding part of the remediation plan which details steps the Council must undertake to progress the remediation of the site.

A contract for the excavation and haulage of the material was signed with Priority Construction Ltd. in December 2025 for a fixed sum of €15,470,000 ex VAT. Contracts have also been signed with Waste Acceptance Facilities with the gate fee expected to be between €15M and €18M depending on whether the material can be deposited in an in-ert or non-haz facility. This will be determined by ongoing sampling when the material is excavated. The cost of the excavation, haulage and gate fees will be recoupable from DCEE.

Judgement No. 10 delivered on 18th December 2023 ordered that an Independent Expert be appointed to advise the court and the cost of the expert be covered by Wicklow County Council. Since their appointment in May 2025 WCC has paid the Independent Expert €348,384. The work of the Independent Expert is front loaded and is expected to reduce as the project progresses on site.

As the remediation plan has yet to be agreed and fully approved by the court, the full costs involved have yet to be finalised.

APPENDIX 1
ANALYSIS OF EXPENDITURE
FOR PERIOD ENDED 31ST DECEMBER 2025

	2025	2024
	€	€
<u>Payroll</u>		
- Salary & Wages	44,991,854	42,435,114
- Pensions (Incl. Gratuities)	9,627,794	8,497,559
- Other Costs	4,962,754	3,800,817
Total	59,582,402	54,733,489
<u>Operational Expenses</u>		
- Purchase of Equipment	2,838,184	2,577,975
- Repairs & Maintenance	1,298,099	1,058,161
- Contract Payments	26,691,094	26,131,707
- Agency Services	3,824,588	4,554,015
- Machinery Yard Charges (Incl Plant Hire)	5,499,445	4,660,969
- Purchase of Materials & Issues from Stores	4,086,356	3,344,462
- Payments of Subsidies & Grants	10,275,207	17,963,325
- Members Costs	351,354	387,633
- Travelling & Subsistence	980,201	984,499
- Consultancy & Professional Fees Payments	2,387,668	1,700,918
- Energy Costs	3,080,601	2,759,428
- Other	31,917,676	29,665,021
Total	93,230,472	95,788,111
<u>Administration Expenses</u>		
- Communication Expenses	1,171,022	1,061,198
- Training	1,067,922	887,035
- Printing & Stationery	397,159	422,622
- Contributions to Other Bodies	5,097,013	5,643,685
- Other	1,479,360	1,324,165
Total	9,212,475	9,338,706
<u>Establishment Expenses</u>		
- Rent & Rates	522,109	570,286
- Other	957,404	869,195
Total	1,479,512	1,439,481
Financial Expenses	3,855,173	3,666,032
Miscellaneous Expenses	680,513	931,182
Total Expenditure	168,040,548	165,897,003

Appendix 2

SERVICE DIVISION A

Housing and Building

Service	EXPENDITURE	INCOME			TOTAL
	TOTAL	State Grants and Subsidies	Provision of Goods and Services	Contributions from other Local Authorities	
A01 Maintenance/Improvement of LA Housing	14,953,924	1,627,049	18,151,402	-	19,778,450
A02 Housing Assessment, Allocation and Transfer	697,998	-	8,224	-	8,224
A03 Housing Rent and Tenant Purchase Administration	1,043,270	1	28,472	-	28,472
A04 Housing Community Development Support	410,243	-	3,069	-	3,069
A05 Administration of Homeless Service	3,933,834	-	90,425	2,941,356	3,031,780
A06 Support to Housing Capital & Affordable Prog.	3,051,329	988,672	49,489	-	1,038,161
A07 RAS Programme	28,264,624	27,523,426	1,051,501	-	28,574,927
A08 Housing Loans	1,788,781	9,500	964,218	-	973,718
A09 Housing Grants	6,628,942	5,541,118	10,934	-	5,552,052
A11 Agency & Recoupable Services	-	-	-	-	-
A12 Housing Assistance Programme	674,288	278,415	30,248	369,907	678,571
A13 Cost Rental	-	-	-	-	-
Total Including Transfers to/from Reserves	61,447,233	35,968,181	20,387,981	3,311,263	59,667,425
Less: Transfers to/from Reserves	1,035,085	-	-	-	-
Total Excluding Transfers to/from Reserves	60,412,149	35,968,181	20,387,981	3,311,263	59,667,425

SERVICE DIVISION B

Road Transport & Safety

Service	EXPENDITURE	INCOME			
	TOTAL	State Grants and Subsidies	Provision of Goods and Services	Contributions from other Local Authorities	TOTAL
B01 NP Road - Maintenance and Improvement	-	-	-	-	-
B02 NS Road - Maintenance and Improvement	386,000	286,050	789	-	286,839
B03 Regional Road - Maintenance and Improvement	9,365,462	4,676,433	35,876	-	4,712,309
B04 Local Road - Maintenance and Improvement	18,568,973	12,069,113	2,010,655	-	14,079,768
B05 Public Lighting	2,879,046	345,366	2,068	-	347,434
B06 Traffic Management Improvement	267,534	58,601	5,342	-	63,943
B07 Road Safety Engineering Improvement	667,880	502,705	575	-	503,280
B08 Road Safety Promotion/Education	249,763	-	580	-	580
B09 Maintenance & Management of Car Parking	1,640,011	-	3,017,126	-	3,017,126
B10 Support to Roads Capital Prog.	1,641,909	-	52,189	-	52,189
B11 Agency & Recoupable Services	270,392	59,000	409,376	-	468,376
Total Including Transfers to/from Reserves	35,936,969	17,997,268	5,534,577	-	23,531,845
Less: Transfers to/from Reserves	815,974	-	1,026,484	-	1,026,484
Total Excluding Transfers to/from Reserves	35,120,995	17,997,268	4,508,093	-	22,505,361

SERVICE DIVISION C

Water Services

	EXPENDITURE	INCOME			
	TOTAL	State Grants and Subsidies	Provision of Goods and Services	Contributions from other Local Authorities	TOTAL
Service					
C01 Operation and Maintenance of Water Supply	2,605,703	982,206	1,686,709	-	2,668,915
C02 Operation and Maintenance of Waste Water Treatment	1,678,322	687,868	1,022,683	-	1,710,552
C03 Collection of Water and Waste Water Charges	12,708	12,239	1,042	-	13,282
C04 Operation and Maintenance of Public Conveniences	547,453	-	13,646	-	13,646
C05 Admin of Group and Private Installations	680,568	763,925	723	-	764,648
C06 Support to Water Capital Programme	145,950	66,628	82,234	-	148,862
C07 Agency & Recoupable Services	-	-	-	-	-
C08 Local Authority Water & Sanitary Services	149,195	-	-	-	-
Total Including Transfers to/from Reserves	5,819,901	2,512,866	2,807,038	-	5,319,904
Less: Transfers to/from Reserves	123,518	-	-	-	-
Total Excluding Transfers to/from Reserves	5,696,383	2,512,866	2,807,038	-	5,319,904

SERVICE DIVISION D

Development Management

Service	EXPENDITURE	INCOME			
	TOTAL	State Grants and Subsidies	Provision of Goods and Services	Contributions from other Local Authorities	TOTAL
D01 Forward Planning	2,035,347	1,063,090	17,514	-	1,080,604
D02 Development Management	3,094,279	197,017	970,234	-	1,167,251
D03 Enforcement	1,369,478	34,328	39,430	-	73,758
D04 Op & Mtce of Industrial Sites & Commercial Facilities	836,416	-	180,965	-	180,965
D05 Tourism Development and Promotion	785,374	13,000	63,158	-	76,158
D06 Community and Enterprise Function	6,022,838	4,414,373	29,776	300	4,444,449
D07 Unfinished Housing Estates	6,559	-	-	-	-
D08 Building Control	325,067	-	48,554	-	48,554
D09 Economic Development and Promotion	5,122,571	2,502,379	126,694	-	2,629,073
D10 Property Management	331,856	-	153,329	-	153,329
D11 Heritage and Conservation Services	1,042,347	822,786	2,157	-	824,943
D12 Agency & Recoupable Services	-	-	-	-	-
Total Including Transfers to/from Reserves	20,972,132	9,046,972	1,631,812	300	10,679,084
Less: Transfers to/from Reserves	856,917	-	12,190	-	12,190
Total Excluding Transfers to/from Reserves	20,115,215	9,046,972	1,619,622	300	10,666,894

SERVICE DIVISION E

Environmental Services

Service	EXPENDITURE	INCOME			
	TOTAL	State Grants and Subsidies	Provision of Goods and Services	Contributions from other Local Authorities	TOTAL
E01 Operation, Maintenance and Aftercare of Landfill	775,423	75,378	91,088	-	166,466
E02 Op & Mtce of Recovery & Recycling Facilities	2,355,260	77,694	230,812	-	308,505
E03 Op & Mtce of Waste to Energy Facilities	-	-	-	-	-
E04 Provision of Waste to Collection Services	50,532	-	42,033	-	42,033
E05 Litter Management	601,836	102,194	24,730	-	126,924
E06 Street Cleaning	2,284,965	-	21,596	-	21,596
E07 Waste Regulations, Monitoring and Enforcement	1,025,740	208,544	13,747	-	222,291
E08 Waste Management Planning	188,387	(29,040)	2,378	-	(26,662)
E09 Maintenance and Upkeep of Burial Grounds	744,215	-	311,068	-	311,068
E10 Safety of Structures and Places	761,132	371,900	5,432	-	377,332
E11 Operation of Fire Service	9,654,882	1,831,321	698,815	-	2,530,136
E12 Fire Prevention	417,742	-	333,708	-	333,708
E13 Water Quality, Air and Noise Pollution	1,224,489	-	122,461	-	122,461
E14 Agency & Recoupable Services	-	-	-	-	-
E15 Climate Change and Flooding	2,720,830	794,465	143,286	232,334	1,170,086
Total Including Transfers to/from Reserves	22,805,434	3,432,456	2,041,153	232,334	5,705,943
Less: Transfers to/from Reserves	991,821	-	100,000	-	100,000
Total Excluding Transfers to/from Reserves	21,813,613	3,432,456	1,941,153	232,334	5,605,943

SERVICE DIVISION F

Recreation and Amenity

	EXPENDITURE	INCOME			
Service	TOTAL	State Grants and Subsidies	Provision of Goods and Services	Contributions from other Local Authorities	TOTAL
F01 Operation and Maintenance of Leisure Facilities	507,554	-	-	-	-
F02 Operation of Library and Archival Service	6,026,038	19,397	110,816	-	130,212
F03 Op, Mtce & Imp of Outdoor Leisure Areas	3,358,394	60,000	293,107	-	353,107
F04 Community Sport and Recreational Development	1,471,441	927,332	32,903	-	960,235
F05 Operation of Arts Programme	1,476,818	84,360	60,010	-	144,370
F06 Agency & Recoupable Services	8,274	-	-	-	-
Total Including Transfers to/from Reserves	12,848,518	1,091,089	496,835	-	1,587,924
Less: Transfers to/from Reserves	180,454	-	-	-	-
Total Excluding Transfers to/from Reserves	12,668,064	1,091,089	496,835	-	1,587,924

SERVICE DIVISION G

Agriculture, Eductaion,Health and Welfare

Service	EXPENDITURE	INCOME			
	TOTAL	State Grants and Subsidies	Provision of Goods and Services	Contributions from other Local Authorities	TOTAL
G01 Land Drainage Costs	-	-	-	-	-
G02 Operation and Maintenance of Piers and Harbours	1,778,099	-	446,152	-	446,152
G03 Coastal Protection	226,266	-	10,974	-	10,974
G04 Veterinary Service	503,403	17,236	279,931	-	297,166
G05 Educational Support Services	57,847	23,119	12	-	23,131
G06 Agency & Recoupable Services	-	-	-	-	-
Total Including Transfers to/from Reserves	2,565,615	40,355	737,068	-	777,423
Less: Transfers to/from Reserves	724,010	-	-	-	-
Total Excluding Transfers to/from Reserves	1,841,604	40,355	737,068	-	777,423

SERVICE DIVISION H

Miscellaneous Services

Service	EXPENDITURE	INCOME			TOTAL
	TOTAL	State Grants and Subsidies	Provision of Goods and Services	Contributions from other Local Authorities	
H01 Profit/Loss Machinery Account	2,003,378	-	2,003,378	-	2,003,378
H02 Profit/Loss Stores Account	-	-	-	-	-
H03 Administration of Rates	2,349,488	-	255,766	-	255,766
H04 Franchise Costs	469,270	70,214	5,350	-	75,564
H05 Operation of Morgue and Coroner Expenses	283,388	-	4,251	-	4,251
H06 Weighbridges	35,000	-	-	-	-
H07 Operation of Markets and Casual Trading	45,915	-	3,555	-	3,555
H08 Malicious Damage	30,063	-	-	-	-
H09 Local Representation/Civic Leadership	3,796,014	-	15,725	-	15,725
H10 Motor Taxation	697,149	42,448	4,838	-	47,286
H11 Agency & Recoupable Services	1,800,644	11,088,477	2,233,389	776,543	14,098,409
Total Including Transfers to/from Reserves	11,510,309	11,201,139	4,526,251	776,543	16,503,934
Less: Transfers to/from Reserves	1,137,783	-	353,023	-	353,023
Total Excluding Transfers to/from Reserves	10,372,525	11,201,139	4,173,229	776,543	16,150,911
TOTAL ALL DIVISIONS (Excluding Transfers)	168,040,548	81,290,326	36,671,018	4,320,440	122,281,785

APPENDIX 3
ANALYSIS OF INCOME FROM GRANTS AND SUBSIDIES

	2025	2024
	€	€
Department of Housing, Local Government, and Heritage		
Housing and Building	35,968,181	32,229,282
Road Transportation & Safety	-	-
Water Services	2,512,866	2,593,762
Development Management	2,550,712	1,730,170
Environmental Services	2,209,898	1,411,415
Recreation & Amenity	60,000	-
Agriculture, Food & The Marine	-	-
Miscellaneous Services	10,813,810	9,075,926
	54,115,467	47,040,555
Other Departments and Bodies		
TII Transport Infrastructure Ireland	17,663,368	16,075,329
Culture, Communications, & Sport	-	-
National Transport Authority	-	-
Social Protection	129,667	109,624
Defence	123,944	113,558
Education & Youth	-	-
Library Council	-	-
Arts Council	84,360	100,000
Transport	-	-
Justice, Home Affairs, & Migration	-	-
Agriculture, Food, Fisheries, & The Marine	-	-
Enterprise, Tourism, & Employment	1,975,968	12,937,960
Rural, Community Development, & The Gaeltacht	3,387,453	3,822,631
Climate, Environment, & Energy	954,858	688,615
Food Safety Authority of Ireland	-	-
Other	2,855,242	3,345,945
	27,174,860	37,193,661
TOTAL	81,290,326	84,234,216

APPENDIX 4

ANALYSIS OF INCOME FROM GOODS AND SERVICES

	2025	2024
	€	€
Rents from Houses	19,110,806	18,014,661
Housing Loans Interest & Charges	959,191	989,072
Domestic Water	-	-
Commercial Water	-	-
Uisce Éireann	2,698,269	3,272,370
Domestic Refuse	-	-
Commercial Refuse	-	-
Domestic Sewerage	-	-
Commercial Sewerage	-	-
Planning Fees	921,962	907,857
Parking Fines/Charges	2,982,876	2,743,176
Recreation & Amenity Activities	-	-
Agency Services	376,150	382,706
Pension Contributions	957,330	1,122,193
Property Rental & Leasing of Land	347,262	271,935
Landfill Charges	89,488	64,384
Fire Charges	870,395	683,263
NPPR	14,411	106,589
Miscellaneous	7,342,878	6,596,103 *
	36,671,018	35,154,309
	36,671,018	35,154,309

*Includes Library Fees/Fines re-classified .

APPENDIX 5
SUMMARY OF CAPITAL EXPENDITURE AND INCOME

	2025	2024
	€	€
<u>EXPENDITURE</u>		
Payments to Contractors	45,623,422	35,023,539
Purchase of Land	2,130,429	7,563,503
Purchase of Other Assets/Equipment	30,711,628	20,317,871
Professional & Consultancy Fees	7,987,406	7,644,986
Other	52,301,967	41,865,522
Total Expenditure (Net of Internal Transfers)	138,754,852	112,415,420
Transfers to Revenue	1,491,697	1,399,374
Total Expenditure (Including Transfers)*	140,246,549	113,814,794
<u>INCOME</u>		
Grants and LPT	107,773,358	85,903,833
Non-Mortgage Loans	-	-
Other Income		
Development Contributions	4,286,771	27,045,887
Property Disposals - Land	27,300	232,521
- LA Housing	2,065,670	1,272,975
- Other Property	-	-
Tenant Purchase Annuities	-	937
Car Parking	-	-
Other	7,082,085	8,368,171
Total Income (Net of Internal Transfers)	121,235,184	122,824,325
Transfers from Revenue	5,630,925	5,713,463
Total Income (Including Transfers) *	126,866,109	128,537,788
Surplus/(Deficit) for year	(13,380,441)	14,722,994
Balance (Debit)/Credit @ 1st January	96,814,747	82,091,754
Balance (Debit)/Credit @ 31st December 2025	83,434,307	96,814,747

* Excludes internal transfers, includes transfers to and from Revenue account

APPENDIX 6
ANALYSIS OF INCOME AND EXPENDITURE ON CAPITAL ACCOUNT

	<i>Balance at 01/01/2025</i>	<i>Expenditure</i>	<i>INCOME</i>			<i>Total Income</i>	<i>TRANSFERS</i>			<i>Balance at 31/12/2025</i>
			<i>Grants & LPT</i>	<i>Non Mortgage Loans *</i>	<i>Other</i>		<i>Transfers from Revenue</i>	<i>Transfers to Revenue</i>	<i>Internal Transfers</i>	
01 HOUSING & BUILDING	(12,210,356)	75,098,376	71,375,329	-	2,730,830	74,106,159	715,145	-	-	(12,487,427)
02 ROAD TRANSPORTATION & SAFETY	36,985,832	24,404,028	11,447,399	-	496,925	11,944,325	735,000	1,026,484	14,514	24,249,158
03 WATER SERVICES	6,760,795	2,956,816	2,090,420	-	260,718	2,351,138	180,000	-	-	6,335,116
04 DEVELOPMENT MANAGEMENT	58,018,087	11,807,772	13,443,030	-	4,483,708	17,926,738	745,000	12,190	(131,212)	64,738,651
05 ENVIRONMENTAL SERVICES	(4,260,881)	12,061,227	6,100,640	-	4,265,523	10,366,163	870,000	100,000	550,128	(4,635,816)
06 RECREATION & AMENITY	(1,466,601)	5,221,609	2,788,161	-	101,391	2,889,552	188,130	-	307,772	(3,302,756)
07 AGRICULTURE, FOOD, & THE MARINE	2,069,769	979,360	528,378	-	380	528,757	645,000	-	(38,702)	2,225,465
08 MISCELLANEOUS	10,918,102	6,225,664	-	-	1,122,352	1,122,352	1,552,650	353,023	(702,500)	6,311,917
	96,814,747	138,754,852	107,773,358	-	13,461,826	121,235,184	5,630,925	1,491,697	-	83,434,307

Note: Mortgage related transactions are excluded

APPENDIX 7

Summary of Major Revenue Collections for 2025

A	B	C	D	E	F	G	H	I	J	K
Debtor Type	Opening Arrears at 01/01/2025	Accrued	Vacant Property Adjustments	Write Offs	Waivers & Credits	Total for Collection =(B+C-D-E-F)	Amount Collected	Closing Arrears at 31/12/2025 =(G-H)	Specific Doubtful Arrears	%Collected =(H)/(G-J)
	€	€	€	€	€	€	€	€	€	
Rates	3,064,245	32,979,018	496,560	716,272	121,396	34,709,036	31,878,678	2,830,358	434,174 *	93%
Rents & Annuities	3,310,655	18,796,068	-	49,718	-	22,057,006	19,296,467	2,760,539	-	87%
Housing Loans	513,181	2,458,207	-	10,882	-	2,960,506	2,513,501	447,005	-	85%

*Specific doubtful arrears = (i) Vacancy applications pending/criteria not met & (ii) Accounts in examinership/receivership/liquidation.

APPENDIX 8

INTEREST OF LOCAL AUTHORITY IN COMPANIES AND JOINT VENTURES

Where a local authority as a corporate body or its members or officers, by virtue of their office, have an interest in a company (controlled, jointly controlled and associated), the following disclosures should be made for each entity:

Name of Company or Entity	Voting Power %	Classification: Subsidiary / Associate / Joint Venture	Total Assets	Total Liabilities	Revenue Income	Revenue Expenditure	Cumulative Surplus/(Deficit)	Currently Consolidated Y / N	Date of Financial Statements
Arklow Business Enterprise Centre CLG	27	Associate	1,782,766	251,216	472,083	424,551	1,531,550	N	31-Dec-24
Arklow Town Team CLG	67	Associate	5,809	4,404	31,978	27,572	1,405	N	31-Dec-24
Bogmeadow Management Company CLG	22	Associate	134,788	56,108	5,877	32,538	78,680	N	28-Feb-25
Bray & North Wicklow Area Parnership CLG	23	Associate	3,070,039	1,907,799	5,058,056	4,958,200	1,162,240	N	31-Dec-24
Bray Swimming Pool and Leisure Centre DAC	100	Subsidiary	9,024,244	7,238,909	2,398,435	2,119,605	1,785,235	N	31-Dec-25
Bray Tourism CLG	33	Associate	8,227	6,653	50,570	57,122	1,574	N	31-Dec-24
Clermont Enterprise Hub CLG	67	Associate	5,083,538	4,896,771	450,508	325,336	186,767	N	31-Dec-24
Co Wicklow Community Partnership CLG	44	Associate	738,650	386,040	5,450,754	5,429,916	352,610	N	31-Dec-24
Greystones Harbour Property DAC	100	Subsidiary	20	1,132	0	0	(1,212)	N	30-Sept-25
Mermaid County Wicklow Arts Centre CLG	30	Associate	348,517	366,071	1,589,626	1,641,281	(17,554)	N	31-Dec-24
Wicklow Enterprise Park CLG	22	Associate	5,338,468	222,281	728,708	633,527	5,116,187	N	30-Apr-25
Wicklow Historic Gaol CLG	33	Associate	141,033	40,125	374,325	341,178	100,908	N	30-Apr-25
Wicklow Naturally CLG	29	Associate	29,934	20,131	67,589	49,749	9,803	N	31-Dec-24
Wicklow Recreational Services DAC	100	Subsidiary	10,855,419	9,513,613	3,149,794	2,945,919	1,341,706	N	31-Dec-25