

Company registration number: 432869

Grove Complex Clg.

Unaudited financial statements

for the financial year ended 31 December 2025

Grove Complex Clg

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**Grove Complex Clg
(Company limited by guarantee)**

Directors and Other Information

Directors: Mr Robert Saunders
Mr Dominic Lowe

Company Secretary: Mr Dominic Lowe

Company Registration Number: 432869

Registered Address: 5 Cois Na Abhainn
Frances Street
Kilrush
Clare
V15 HX84
Ireland

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Directors' Report

The Directors present this annual report and the unaudited financial statements of the company for the financial year ended 31 December 2025.

Directors

The names of the persons who, at any time during the financial year, were directors of the company are as follows:

Mr Robert Saunders

Mr Dominic Lowe

Principal activities

The principal activity of the company is the management of six houses and associated common areas of the private gated residential development at Cois Na hAbhainn, Frances Street, Kilrush, Clare, for the benefit of its members.

The company operates on a **not-for-profit-basis**. Service charges are determined annually to recover the costs of managing and maintaining the development.

The company complies with the **Multi-Unit-Developments Act 2011**.

Dividends

The directors have not paid any dividends during the financial year.

Accounting records

The directors confirm that they have complied with Sections 281-285 of the Companies Act 2014 with regard to the maintenance of adequate accounting records.

These statements give a true and fair view of the company as of 31 Dec 2025.

This report was approved by the directors of the company on **7 January 2026**, and signed by:



Mr Robert Saunders

Director

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Directors' Responsibilities Statement

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 which give a true and fair view of the assets, liabilities and financial position of the company as at the end of the financial year and of the profit or loss for that year.

In preparing these financial statements, the directors have:

- selected suitable accounting policies and applied them consistently;
- made judgements and estimates that are reasonable and prudent; and
- prepared the financial statements in accordance with FRS 105, the Financial Reporting Standard applicable to the Micro-entities Regime, and the requirements of the Companies Act 2014.

They are also responsible for safeguarding the assets of the company and for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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Profit and Loss Account

Financial year ended 31 December 2025

Year	2025	2024
	€	€
Turnover	9,600	2,700
Other Expenses	(1,441)	(4,805)
Profit/(Loss)	8,159	(2,105)

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Balance Sheet

As at 31 Dec 2025

Year	2025	2024
Item	Amount (€)	Amount (€)
Current Assets	7,842	1,683
Creditors (Amounts falling due <1 yr)	0	(1,200)
Net Current Assets	7,842	483
Total Assets Less Current Liabilities	7,842	483
Accruals and Deferred Income	0	(800)
Net (liabilities)/assets	7,842	(317)
Capital and reserves	7,842	(317)

The company has elected to avail of the micro-entities exemptions provided for in Part 6A of the Companies Act 2014. The financial statements have been prepared in accordance with FRS 105 – The Financial Reporting Standard applicable to the Micro-entities Regime.

There are no fixed assets or long-term liabilities. The company had no employees during the year.

Comparative figures for 2024 are shown in the adjacent column.

The financial statements were approved by the Board of Directors and authorised for issue on **7 January 2026** and signed on its behalf by:



Mr Robert Saunders
Director

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Notes to the financial statements Financial Year ended 31 December 2025

1. General Information

The company is an owners' management company, limited by guarantee and not having a share capital, incorporated in Ireland for the purpose of managing the common areas of a multi-unit development. The registered office of the company is: C/O Dominic Lowe, 5 Cois Na hAbhainn, Frances Street, Kilrush, Clare. V15 HX84.

2. Members' Guarantee

The company is limited by guarantee. The liability of the members is limited to the amount that the members undertake to contribute to the assets of the company in the event of it being wound up, as set out in the company's constitution.

3. Statement of Compliance

These financial statements have been prepared in accordance with FRS 105, 'The Financial Reporting Standard applicable to the Micro-entities Regime.'

4. Accounting Policies

Basis of preparation

The financial statements have been prepared in accordance with **FRS 105, the Financial Reporting Standard applicable to the Micro-entities Regime**, and the Companies Act 2014. The financial statements are prepared under the historical cost convention.

Going concern

The directors consider that the company has adequate resources to continue in operational existence for the foreseeable future. Accordingly, the financial statements have been prepared on a going concern basis.

Service charge income

Service charge income is recognised on an accruals basis in the period to which it relates.

Sinking fund

Contributions to the sinking fund are recognised on an accruals basis. The sinking fund represents amounts collected from members to meet future major expenditure on the long-term maintenance, repair and replacement of the common areas of the development. Sinking fund balances are restricted for this purpose.

Currency

The financial statements are prepared in Euro, which is the functional currency of the entity.

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Appropriations of Profit & Loss Account

Year	2025	2024
	€	€
At the start of financial year	(317)	1,788
Profit/(Loss) for the financial year	8,159	(2,105)
At the end of the financial year	7,842	(317)