

**Phase 2 Trimbleston Owners Management Company CLG**  
**Annual Report and Financial Statements**  
**for the financial year ended 31 December 2024**

## Phase 2 Trimbleston Owners Management Company CLG

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## Phase 2 Trimbleston Owners Management Company CLG DIRECTORS AND OTHER INFORMATION

### Directors

Joseph Sorohan (Resigned 15 February 2024)  
Frank Sorohan (Resigned 15 February 2024)  
Charles Mel Sorohan (Resigned 15 February 2024)  
Donal Sadleir (Resigned 20 March 2024)  
Anne Corrigan (Resigned 27 June 2024)  
Susan O'Connor (Resigned 28 June 2024)  
John O'Toole (Resigned 30 June 2024)  
Dearbhla Connor (Appointed 15 February 2024,  
Resigned 30 June 2024)

Bernard White (Appointed 12 September 2024)  
Derek McGrath (Appointed 12 September 2024)  
Joy Caplin (Appointed 15 February 2024)  
Siobhan Cowan (Appointed 15 February 2024)

### Company Secretary

Indigo Residential and Commercial Property Services  
Limited (Appointed 15 February 2024)  
Joseph Sorohan (Resigned 15 February 2024)

### Company Number

546647

### Registered Office and Business Address

C/o Indigo Real Estate Management  
Unit B Ground Floor  
Apex Business Centre  
Blackthorn Road, Sandyford, Dublin 18

### Auditors

Merry Mullen  
Chartered Accountants and Statutory Audit Firm  
18 Westland Square,  
Pearse Street,  
Dublin 2

### Bankers

AIB  
6-7 Main Street  
Rathfarnham  
Dublin 14

### Managing Agents

Indigo Real Estate Management  
Unit B Ground Floor  
Apex Business Centre  
Blackthorn Road  
Sandyford  
Dublin 18

## **Phase 2 Trimbleston Owners Management Company CLG DIRECTORS' REPORT**

for the financial year ended 31 December 2024

The directors present their report and the audited financial statements for the financial year ended 31 December 2024.

### **Principal Activity and Review of the Business**

The principal activity of the company continued to be the maintenance of the complex known as Trimbleston Phase 2 for the benefit of its members.

The Company is limited by guarantee not having a share capital.

There has been no significant change in these activities during the financial year ended 31 December 2024.

### **Financial Results**

The surplus for the financial year amounted to €62,851 (2023 - €9,306).

At the end of the financial year, the company has assets of €274,687 (2023 - €237,300) and liabilities of €76,982 (2023 - €102,446). The net assets of the company have increased by €62,851.

The directors are satisfied with the result of the company for the year under review.

### **Directors and Secretary**

The directors who served throughout the financial year, except as noted, were as follows:

Joseph Sorohan (Resigned 15 February 2024)  
Frank Sorohan (Resigned 15 February 2024)  
Charles Mel Sorohan (Resigned 15 February 2024)  
Donal Sadleir (Resigned 20 March 2024)  
Anne Corrigan (Resigned 27 June 2024)  
Susan O'Connor (Resigned 28 June 2024)  
John O'Toole (Resigned 30 June 2024)  
Dearbhla Connor (Appointed 15 February 2024, Resigned 30 June 2024)  
Bernard White (Appointed 12 September 2024)  
Derek McGrath (Appointed 12 September 2024)  
Joy Caplin (Appointed 15 February 2024)  
Siobhan Cowan (Appointed 15 February 2024)

The secretaries who served during the financial year were:

Indigo Residential and Commercial Property Service (Appointed 15 February 2024)  
Joseph Sorohan (Resigned 15 February 2024)

There were no changes in directorships between 31 December 2024 and the date of signing the financial statements.

In accordance with the Constitution, the directors retire by rotation and, being eligible, offer themselves for re-election.

### **Future Developments**

The company plans to continue its present activities and current trading levels.

### **Post Statement of Financial Position Events**

There have been no significant events affecting the company since the financial year-end.

### **Auditors**

Merry Mullen, (Chartered Accountants), were appointed auditors by the directors to fill the casual vacancy and they have expressed their willingness to continue in office in accordance with the provisions of section 383(2) of the Companies Act 2014.

### **Transfers to Reserves or Sinking Fund**

Contributions to the sinking fund are charged and collected as part of the annual service charge. The contribution to the sinking fund during the year amounted to €37,000 (2023 : €15,400) by the members as per the budget. Contributions from the sinking fund during the year amounted to €Nil (2023 : €Nil).

## Phase 2 Trimbleston Owners Management Company CLG DIRECTORS' REPORT

for the financial year ended 31 December 2024

### Accounting Records

To ensure that adequate accounting records are kept in accordance with sections 281 to 285 of the Companies Act 2014, the directors have employed appropriately qualified accounting personnel and have maintained appropriate computerised accounting systems. The accounting records are located at the company's office at C/o Indigo Real Estate Management, Unit B Ground Floor, Apex Business Centre, Blackthorn Road, Sandyford, Dublin 18.

### Signed on behalf of the board

*Joy Caplin*

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**Joy Caplin**  
Director

10 December 2025

*Bernard White*

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**Bernard White**  
Director

10 December 2025

## Phase 2 Trimbleston Owners Management Company CLG DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 31 December 2024

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 that law, the directors have elected to prepare the financial statements in accordance with the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of that Standard, issued by the Financial Reporting Council. 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 accounting 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, enable them to ensure that the financial statements and Directors' Report comply with the Companies Act 2014 and enable the financial statements to be readily and properly 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.

**Signed on behalf of the board**

*Joy Caplin*

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**Joy Caplin**  
Director

**10 December 2025**

*Bernard White*

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**Bernard White**  
Director

**10 December 2025**

# **INDEPENDENT AUDITOR'S REPORT**

## **to the Members of Phase 2 Trimbleston Owners Management Company CLG**

### **Report on the audit of the financial statements**

#### **Opinion**

We have audited the financial statements of Phase 2 Trimbleston Owners Management Company CLG ('the company') for the financial year ended 31 December 2024 which comprise the Income Statement, the Statement of Financial Position, the Statement of Changes in Equity, the Statement of Cash Flows and the related notes to the financial statements, including the summary of significant accounting policies set out in note 2. The financial reporting framework that has been applied in their preparation is Irish Law and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", issued in the United Kingdom by the Financial Reporting Council, applying Section 1A of that Standard.

In our opinion the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the company as at 31 December 2024 and of its surplus for the financial year then ended;
- have been properly prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of that Standard; 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 described below in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of financial statements in Ireland, including the Ethical Standard for Auditors (Ireland) issued by the Irish Auditing and Accounting Supervisory Authority (IAASA), and the Provisions Available for Audits of Small Entities, in the circumstances set out in note 4 to the financial statements, 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.

#### **Conclusions relating to going concern**

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

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

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

#### **Other Information**

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

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

#### **Opinions on other matters prescribed by the Companies Act 2014**

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

- the information given in the Directors' Report for the financial year for which the financial statements are prepared 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, to the best of our knowledge and belief, are 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.

# **INDEPENDENT AUDITOR'S REPORT**

## **to the Members of Phase 2 Trimbleston Owners Management Company CLG**

### **Matters on which we are required to report by exception**

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

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

### **Respective responsibilities**

#### **Responsibilities of directors for the financial statements**

As explained more fully in the Directors' Responsibilities Statement set out on page 6, the directors are responsible for the preparation of the financial statements in accordance with the applicable financial reporting framework that give a true and fair view, and for such internal control as they determine 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 company'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 intends to liquidate the company or to cease operation, or has 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 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: [www.iaasa.ie/wp-content/uploads/2022/10/Description\\_of\\_auditors\\_responsibilities\\_for\\_audit.pdf](http://www.iaasa.ie/wp-content/uploads/2022/10/Description_of_auditors_responsibilities_for_audit.pdf). The description forms part of our Auditor's Report.

### **Other matters which we are required to address**

The comparative figures for the preceding financial year have not been audited. Accordingly, we do not express an opinion on the comparative figures for the prior financial year.

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

Our 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 any 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.



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**Aisling Yates**  
**for and on behalf of**  
**MERRY MULLEN**

Chartered Accountants and Statutory Audit Firm  
18 Westland Square,  
Pearse Street,  
Dublin 2

**10 December 2025**

## Phase 2 Trimbleston Owners Management Company CLG INCOME STATEMENT

for the financial year ended 31 December 2024

	Notes	2024 €	2023 €
Income	5	457,430	276,976
Expenditure		(394,661)	(267,670)
<b>Surplus before interest</b>		<b>62,769</b>	<b>9,306</b>
Interest receivable and similar income		82	-
<b>Surplus for the financial year</b>		<b>62,851</b>	<b>9,306</b>
<b>Total comprehensive income</b>		<b>62,851</b>	<b>9,306</b>

Approved by the board on 10 December 2025 and signed on its behalf by:

*Joy Caplin*  
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 Joy Caplin  
 Director

*Bernard White*  
 \_\_\_\_\_  
 Bernard White  
 Director

## Phase 2 Trimbleston Owners Management Company CLG STATEMENT OF FINANCIAL POSITION

as at 31 December 2024

	Notes	2024 €	2023 €
<b>Current Assets</b>			
Debtors	8	44,945	41,206
Cash and cash equivalents		229,742	196,094
		<u>274,687</u>	<u>237,300</u>
<b>Creditors: amounts falling due within one year</b>	10	<b>(76,982)</b>	<b>(102,446)</b>
<b>Net Current Assets</b>		<b>197,705</b>	<b>134,854</b>
<b>Total Assets less Current Liabilities</b>		<b>197,705</b>	<b>134,854</b>
<b>Reserves</b>			
Sinking fund	12	83,897	46,897
Retained surplus		113,808	87,957
<b>Members' Funds</b>		<b>197,705</b>	<b>134,854</b>

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of that Standard.

Approved by the board on 10 December 2025 and signed on its behalf by:

*Joy Caplin*  
 \_\_\_\_\_  
**Joy Caplin**  
**Director**

*Bernard White*  
 \_\_\_\_\_  
**Bernard White**  
**Director**

**Phase 2 Trimbleston Owners Management Company CLG****STATEMENT OF CHANGES IN EQUITY**

as at 31 December 2024

	<b>Retained surplus</b>	<b>Sinking Fund reserve</b>	<b>Total</b>
	€	€	€
<b>At 1 January 2023</b>	94,051	31,497	125,548
Surplus for the financial year	9,306	-	9,306
Other movements in Members' Funds	(15,400)	15,400	-
<b>At 31 December 2023</b>	87,957	46,897	134,854
Surplus for the financial year	62,851	-	62,851
Other movements in Members' Funds	(37,000)	37,000	-
<b>At 31 December 2024</b>	<b>113,808</b>	<b>83,897</b>	<b>197,705</b>

**Phase 2 Trimbleston Owners Management Company CLG****STATEMENT OF CASH FLOWS**

for the financial year ended 31 December 2024

	Notes	2024 €	2023 €
<b>Cash flows from operating activities</b>			
Surplus for the financial year		62,851	9,306
Adjustments for:			
Interest receivable and similar income		(82)	-
		<u>62,769</u>	<u>9,306</u>
Movements in working capital:			
Movement in debtors		(3,739)	6,232
Movement in creditors		(25,464)	(60,125)
		<u>33,566</u>	<u>(44,587)</u>
Cash generated from/(used in) operations		<u>33,566</u>	<u>(44,587)</u>
<b>Cash flows from investing activities</b>			
Interest received		82	-
		<u>82</u>	<u>-</u>
<b>Net increase/(decrease) in cash and cash equivalents</b>		<b>33,648</b>	<b>(44,587)</b>
<b>Cash and cash equivalents at beginning of financial year</b>		<b>196,094</b>	<b>240,681</b>
		<u>196,094</u>	<u>196,094</u>
<b>Cash and cash equivalents at end of financial year</b>	<b>9</b>	<b><u>229,742</u></b>	<b><u>196,094</u></b>

# Phase 2 Trimbleston Owners Management Company CLG

## NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 December 2024

### 1. General Information

Phase 2 Trimbleston Owners Management Company CLG is a company limited by guarantee incorporated and registered in Ireland. The registered number of the company is 546647. The registered office of the company is C/o Indigo Real Estate Management, Unit B Ground Floor, Apex Business Centre, Blackthorn Road, Sandyford, Dublin 18 which is also the principal place of business of the company. The nature of the company's operations and its principal activities are set out in the Directors' Report. The financial statements have been presented in Euro (€) which is also the functional currency of the company.

### 2. Summary of Significant Accounting Policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements.

#### Statement of compliance

The financial statements of the company for the financial year ended 31 December 2024 have been prepared in accordance with the provisions of FRS 102 Section 1A (Small Entities) and the Companies Act 2014.

#### Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with 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 financial reporting framework that has been applied in their preparation is the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" Section 1A, issued by the Financial Reporting Council.

The company qualifies as a small company as defined by section 280A of the Companies Act 2014 in respect of the financial year, and has applied the rules of the 'Small Companies Regime' in accordance with section 280C of the Companies Act 2014 and Section 1A of FRS 102.

#### Income

Service charge income represents the total service charge applied to the properties for the year. The service charge amount is based on the budget agreed by the Board of Directors and charged to each unit under the terms of their title documents.

With the exception of legal fees and interest on late payments charged to members, income is recognised when receivable, legal fees and interest on late payments charges to members are recognised only when received.

#### Currency

##### (i) Functional and presentation currency

Items included in the financial statements of the company are measured using the currency of the primary economic environment in which the company operates ("the functional currency"). The financial statements are presented in euro, which is the company's functional and presentation currency and is denoted by the symbol "€".

##### (ii) Transactions and balances

Foreign currency transactions are translated into the functional currency using the spot exchange rates at the dates of the transactions.

At each period end foreign currency monetary items are translated using the closing rate. Non-monetary items measured at historical cost are translated using the exchange rate at the date of the transaction and non-monetary items measured at fair value are measured using the exchange rate when fair value was determined.

Foreign exchange gains and losses that relate to borrowings and cash and cash equivalents are presented in the profit and loss account within 'finance (expense)/income'. All other foreign exchange gains and losses are presented in the profit and loss account within 'Other operating (losses)/gains'.

#### Trade and other debtors

Trade and other debtors are initially recognised at fair value and thereafter stated at amortised cost using the effective interest method less impairment losses for bad and doubtful debts except where the effect of discounting would be immaterial. In such cases the receivables are stated at cost less impairment losses for bad and doubtful debts.

## Phase 2 Trimbleston Owners Management Company CLG NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 December 2024

### Trade and other creditors

Trade and other creditors are initially recognised at fair value and thereafter stated at amortised cost using the effective interest rate method, unless the effect of discounting would be immaterial, in which case they are stated at cost.

### Taxation

Current tax represents the amount expected to be paid or recovered in respect of taxable income for the financial year and is calculated using the tax rates and laws that have been enacted or substantially enacted at the Statement of Financial Position date.

### Sinking Fund Contributions

In accordance with Section 19 of the Multi - Unit Developments Act 2011, the company must establish a sinking fund to fund non-routine maintenance and other non-routine costs that may arise from time to time. The Sinking Fund is not guaranteed to cover all unexpected costs of a non-recurring nature. These funds are held in a separate designated bank account and are allocated to a special reserve titled "sinking fund reserve". Sinking fund contributions are recognized as income in the Income and Expenditure account in the period in which large, non-regular repair and maintenance work is undertaken. The company has set up a separate designated bank account, and contributions have been made to same. Further transfers may be made to the sinking fund from liquid resources in each financial period.

### 3. Departure from Companies Act 2014 Presentation

The directors have elected to present an Income and Expenditure Account instead of a Profit and Loss Account in these financial statements as this company is a not-for-profit entity.

### 4. Provisions Available for Audits of Small Entities

In common with many other businesses of our size and nature, we use our auditors to prepare and submit tax returns to the Revenue and to assist with the preparation of the financial statements.

### 5. Income

The income for the financial year is analysed as follows:

	2024	2023
	€	€
<b>By Category:</b>		
Service charge	405,786	261,576
Sinking fund contribution	37,000	15,400
Other income	14,644	-
	<u>457,430</u>	<u>276,976</u>

The whole of the company's income is attributable to its market in Ireland and is derived from the principal activity of the maintenance of the complex known as Trimbleston Phase 2 for the benefit of its members.

### 6. Common areas and location

The common areas were transferred to the company on 21 November 2014 for €Nil consideration under Folio 201463F.

### 7. Employees

The average monthly number of employees, including directors, during the financial year was 0, (2023 - 0).

continued

## Phase 2 Trimbleston Owners Management Company CLG NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 December 2024

<b>8. Debtors</b>	<b>2024</b>	<b>2023</b>
	€	€
Trade debtors	<b>30,418</b>	18,332
Prepayments	<b>14,527</b>	22,874
	<u><b>44,945</b></u>	<u>41,206</u>
<b>9. Cash and cash equivalents</b>	<b>2024</b>	<b>2023</b>
	€	€
Cash and bank balances	<b>141,606</b>	151,829
Cash equivalents	<b>88,136</b>	44,265
	<u><b>229,742</b></u>	<u>196,094</u>
<b>10. Creditors</b>	<b>2024</b>	<b>2023</b>
<b>Amounts falling due within one year</b>	<b>€</b>	<b>€</b>
Payments received on account	<b>11,612</b>	3,716
Trade creditors	<b>25,971</b>	44,525
Other creditors	<b>15,000</b>	45,191
Accruals	<b>24,399</b>	9,014
	<u><b>76,982</b></u>	<u>102,446</u>
<b>11. Status</b>		
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 financial year thereafter, for the payment of the debts and liabilities of the company contracted before they ceased to be members, and of 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 € 2.		
<b>12. Sinking Fund</b>		€
<b>At 1 January 2024</b>		46,897
Contribution to sinking fund		37,000
		<u>83,897</u>
<b>At 31 December 2024</b>		<u>83,897</u>
<b>13. Capital commitments</b>		
The company had no material capital commitments at the financial year-ended 31 December 2024.		
<b>14. Events After the End of the Reporting Period</b>		
There have been no significant events affecting the company since the financial year-end.		
<b>15. Approval of financial statements</b>		
The financial statements were approved and authorised for issue by the board of directors on 10 December 2025.		

**PHASE 2 TRIMBLESTON OWNERS MANAGEMENT COMPANY CLG**

**SUPPLEMENTARY INFORMATION**

**RELATING TO THE FINANCIAL STATEMENTS**

**FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2024**

**NOT COVERED BY THE AUDITORS REPORT**

**THE FOLLOWING PAGES DO NOT FORM PART OF THE AUDITED FINANCIAL STATEMENTS**

**Phase 2 Trimbleston Owners Management Company CLG**  
**SUPPLEMENTARY INFORMATION RELATING TO THE FINANCIAL STATEMENTS**  
**DETAILED INCOME STATEMENT**

for the financial year ended 31 December 2024

	2024 €	2023 €
<b>Income</b>	<b>457,430</b>	276,976
<b>Expenditure</b>		
Insurance	48,075	31,016
Light and heat	64,711	48,031
Cleaning	57,055	37,400
Repairs and maintenance	48,231	33,685
Printing, postage and stationery	1,072	-
Telephone Broadband	621	664
Legal and professional	1,221	20
Bank charges	447	509
General expenses	336	56
Management expenses	52,465	33,560
Landscaping	47,289	45,836
Caretaker	39,382	18,915
Waste management	17,415	15,317
Fire safety costs	14,291	-
Auditor's remuneration	2,050	2,661
	<b>394,661</b>	267,670
<b>Miscellaneous income</b>		
Bank interest	82	-
<b>Net surplus</b>	<b>62,851</b>	9,306