

Johns Bridge Apartment Management Company Limited by Guarantee
Annual Report and Financial Statements
for the financial year ended 31 December 2024

Johns Bridge Apartment Management Company Limited by Guarantee

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Johns Bridge Apartment Management Company Limited by Guarantee DIRECTORS AND OTHER INFORMATION

Directors	Carmel Phelan Serghei Minascurta Mary Hennigan (Appointed 1 October 2024)
Company Secretary	Brian Kenneally
Company Number	371281
Registered Office	Manor Properties 21 Manor Street Waterford Ireland
Auditors	HDS Statutory Audit Firm & Chartered Accountants 2nd Floor Riverpoint Lower Mallow Street Limerick V94 WC6A
Bankers	Bank of Ireland The Quay New Ross Wexford
Solicitors	Peter O'Connor & Son Wyse House Adelphi Quay Waterford

Johns Bridge Apartment Management Company Limited by Guarantee

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

The principal activity of the company during the year was the management of the residential property. The company functioned, during the year, as a property management company responsible for the maintenance and upkeep of the communal areas of a residential development located at John Street, Waterford.

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

Financial Results

The deficit for the financial year after providing for depreciation amounted to €(1,129) (2023 - €(3,085)).

At the end of the financial year, the company has assets of €26,048 (2023 - €23,710) and liabilities of €39,507 (2023 - €33,529). The net liabilities of the company have increased by €3,640.

Directors and Secretary

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

Carmel Phelan
Serghei Minascurta
Mary Hennigan (Appointed 1 October 2024)

The secretary who served throughout the financial year was Brian Kenneally.

There were no changes in shareholdings 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.

Post Balance Sheet Events

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

Political Contributions

The company did not make any disclosable political donations in the current financial year.

Auditors

The auditors, HDS, (Statutory Audit Firm & Chartered Accountants), continue in office in accordance with section 383(2) of the Companies Act 2014.

Annual Service Charge

The annual service charge for the year ended 31 December 2024 is presented and agreed at the Annual General Meeting of members.

Building Investment Works

The directors have no plans to initiate expenditure on the refurbishment, improvement or maintenance of a non-recurring nature during the year ended 31 December 2024.

Insurance

The company's insurance policy is held with Travelers Insurance Company Ltd. The development is insured against material damage to buildings including fire, lightning, explosion, aircraft, earthquake, riot, subterranean fire, storm or flood, burst pipes, impact and accident. The development is also insured against public liability in the amount of €400,000, employers liability €1,500,000 and the occurrence of legal fees in certain instances.

Transfers to Reserves or Sinking Fund

The company was required to establish and maintain a sinking fund for the purposes of financing the refurbishment, improvement or expenditure on maintenance of a non-recurring nature in relation to the development from 01 October 2012. The sinking fund amounted to €7,211 at year end of which €4,254 was held in a separate bank account. There was a transfer from the sinking reserves in relation to roof and lighting repairs during the year which amounted to €8,111.

Research & Development

The company did not engage in research and development activity during the year under review.

Johns Bridge Apartment Management Company Limited by Guarantee DIRECTORS' REPORT

for the financial year ended 31 December 2024

Statement on Relevant Audit Information

In accordance with section 330 of the Companies Act 2014, so far as each of the persons who are directors at the time this report is approved are aware, there is no relevant audit information of which the statutory auditors are unaware. The directors have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and they have established that the statutory auditors are aware of that information.

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 Manor Properties, 21 Manor Street, Waterford, Ireland.

Signed on behalf of the board



Carmel Phelan
Director

8 December 2025



Mary Hennigan
Director

8 December 2025

Johns Bridge Apartment Management Company Limited by Guarantee 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.

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.

Disclosure of Information to Auditor

Each persons who are directors at the date of approval of this report confirms that:

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

Signed on behalf of the board



Carmel Phelan
Director

8 December 2025



Mary Hennigan
Director

8 December 2025

INDEPENDENT AUDITOR'S REPORT

to the Members of Johns Bridge Apartment Management Company Limited by Guarantee

Report on the audit of the financial statements

Opinion

We have audited the financial statements of Johns Bridge Apartment Management Company Limited by Guarantee ('the company') for the financial year ended 31 December 2024 which comprise the Income and Expenditure Account, the Balance Sheet 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 deficit 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 5 to the financial statements, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We do not believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for an opinion

Material uncertainty related 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.

We draw attention to Note 4 in the financial statements, which indicates that the Company incurred a net loss of €1,129 during the year ended December 31, 2024 and, as of that date, the Company's current liabilities exceeded its total assets by €13,459. As stated in Note 4, these events or conditions, along with other matters as set forth in Note 4, indicate that a material uncertainty exists that may cast significant doubt on the Company's ability to continue as a going concern. Our opinion is not modified in respect of this matter.

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. Notwithstanding our disclaimer of an opinion on the financial statements:

INDEPENDENT AUDITOR'S REPORT

to the Members of Johns Bridge Apartment Management Company Limited by Guarantee

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 responsibility is to conduct an audit of the company's financial statements in accordance with ISAs (Ireland) and to issue an Auditor's Report, however, because of the matters described in the Basis for disclaimer of opinion paragraph, we were not able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion on the financial statements.

A further description of our responsibilities for the audit of the financial statements is contained in the appendix to this report, located at page 9, which is to be read as an integral part of our report.

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.



Dara Smyth B.Sc, FCPA, FCCA

for and on behalf of

HDS

Statutory Audit Firm & Chartered Accountants

2nd Floor

Riverpoint

Lower Mallow Street

Limerick

V94 WC6A

8 December 2025

Johns Bridge Apartment Management Company Limited by Guarantee APPENDIX TO THE INDEPENDENT AUDITOR'S REPORT

Further information regarding the scope of our responsibilities as auditor

As part of an audit in accordance with ISAs (Ireland), we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our Auditor's Report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our Auditor's Report. However, future events or conditions may cause the company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Johns Bridge Apartment Management Company Limited by Guarantee
INCOME AND EXPENDITURE ACCOUNT

for the financial year ended 31 December 2024

	Notes	2024 €	2023 €
Income		55,585	50,005
Expenditure		(56,714)	(53,090)
Deficit before tax		(1,129)	(3,085)
Tax on deficit		-	-
Deficit for the financial year	15	(1,129)	(3,085)
Accumulated deficit brought forward		(19,540)	(16,455)
Accumulated deficit carried forward		(20,669)	(19,540)

Johns Bridge Apartment Management Company Limited by Guarantee

BALANCE SHEET

as at 31 December 2024

	Notes	2024 €	2023 €
Fixed Assets			
Tangible assets	11	<u>6,477</u>	<u>7,402</u>
Current Assets			
Debtors	12	14,852	12,009
Cash and cash equivalents		<u>4,719</u>	<u>4,299</u>
		<u>19,571</u>	<u>16,308</u>
Creditors: amounts falling due within one year	13	<u>(39,507)</u>	<u>(33,529)</u>
Net Current Liabilities		<u>(19,936)</u>	<u>(17,221)</u>
Total Assets less Current Liabilities		<u>(13,459)</u>	<u>(9,819)</u>
Reserves			
Capital reserves and funds	15	7,210	9,721
Income and expenditure account	15	<u>(20,669)</u>	<u>(19,540)</u>
Members' Deficit		<u>(13,459)</u>	<u>(9,819)</u>

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 8 December 2025 and signed on its behalf by:



Carmel Phelan
Director



Mary Hennigan
Director

Johns Bridge Apartment Management Company Limited by Guarantee

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 December 2024

1. General Information

Johns Bridge Apartment Management Company Limited by Guarantee is a company limited by guarantee incorporated in Ireland. The company's registration number is 371281. The company's registered office is 1 South Street, New Ross, Co. Wexford. The company functioned during the year as a property management company responsible for the maintenance and upkeep of the communal areas of a residential development located at John Street, Waterford.

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 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 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

Turnover comprises the value of management fees collected by the members, exclusive of value added tax.

Tangible assets and depreciation

Tangible assets are stated at cost or at valuation, less accumulated depreciation. The charge to depreciation is calculated to write off the original cost or valuation of tangible assets, less their estimated residual value, over their expected useful lives as follows:

Fixtures, fittings and equipment	- 12.5% Reducing Balance
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The carrying values of tangible fixed assets are reviewed annually for impairment in periods if events or changes in circumstances indicate the carrying value may not be recoverable.

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.

Borrowing costs

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

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.

Johns Bridge Apartment Management Company Limited by Guarantee

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 December 2024

Taxation and deferred 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 Balance Sheet date.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more tax in the future, or a right to pay less tax in the future. Timing differences are temporary differences between the company's taxable income and its results as stated in the financial statements.

Deferred tax is measured on an undiscounted basis at the tax rates that are anticipated to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Foreign currencies

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

Sinking Fund Contributions

In accordance with Section 19 of the Multi - Unit Development 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. Going concern

The financial statements have been prepared on the going concern basis which assumes that the company will continue in operational existence for the foreseeable future. The validity of this depends upon the financial support of the trade and other creditors. The financial statements do not include any adjustment that would result from a failure to obtain support from the aforementioned.

The company has returned excess expenditure over Income over the last number of years amounting to negative reserves of €20,669. The member's are being called upon to increase their service charges to meet this deficit. The company's ability to continue as a going concern is dependent on the members meeting these liabilities.

5. 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.

6. Common areas and location

The common areas in the company have been transferred to the company.

7. Service Charges

There are 28 residential units in the complex. Service charges are charged to the units on the basis of the budget agreed by the Board of Directors, approved at the AGM and charged to each unit under the terms of their title document

Johns Bridge Apartment Management Company Limited by Guarantee NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 December 2024

8. Insurance

The company's insurance policy is held with Travelers Insurance Company Ltd. The development is insured against material damage to buildings including fire, lightning, explosion, aircraft, earthquake, riot, subterranean fire, storm or flood, burst pipes, impact and accident. The development is also insured against public liability in the amount of €400,000, employers liability €1,500,000 and the occurrence of legal fees in certain instances.

9. Operating deficit	2024	2023
	€	€
Operating deficit is stated after charging:		
Depreciation of tangible assets	925	1,058
	<u> </u>	<u> </u>

10. Employees

The average monthly number of employees, including directors, during the financial year was 2, (2023 - 3).

11. Tangible assets

	Fixtures, fittings and equipment	Total
	€	€
Cost or Valuation		
At 1 January 2024	34,379	34,379
	<u> </u>	<u> </u>
At 31 December 2024	34,379	34,379
	<u> </u>	<u> </u>
Depreciation		
At 1 January 2024	26,977	26,977
Charge for the financial year	925	925
	<u> </u>	<u> </u>
At 31 December 2024	27,902	27,902
	<u> </u>	<u> </u>
Net book value		
At 31 December 2024	6,477	6,477
	<u> </u>	<u> </u>
At 31 December 2023	7,402	7,402
	<u> </u>	<u> </u>

12. Debtors

	2024	2023
	€	€
Trade debtors	12,443	9,001
Other debtors	2,409	2,409
Prepayments	-	599
	<u> </u>	<u> </u>
	14,852	12,009
	<u> </u>	<u> </u>

All debtors are due within one year.

13. Creditors

Amounts falling due within one year	2024	2023
	€	€
Amounts owed to credit institutions	-	1,445
Trade creditors	36,142	29,850
Accruals	3,365	2,234
	<u> </u>	<u> </u>
	39,507	33,529
	<u> </u>	<u> </u>

Johns Bridge Apartment Management Company Limited by Guarantee NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 December 2024

14. Status

The liability of the members is limited.

Every member of the company undertakes to contribute to the assets of the company in the event of its being wound up while they are members, or within one year thereafter, for the payment of the debts and liabilities of the company contracted before they ceased to be members, and 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.

15. Income Statement

	Income and expenditure account €	Sinking fund reserve €	Total €
At 1 January 2024	(19,540)	15,321	(4,219)
Deficit for the financial year	(1,129)		(1,129)
Other movements	-	(8,111)	(8,111)
At 31 December 2024	<u>(20,669)</u>	<u>7,210</u>	<u>(13,459)</u>

There was a transfer from the sinking reserves in relation to roof and lighting repairs during the year which amounted to €8,111.

16. Capital commitments

The company had no material capital commitments at the financial year-ended 31 December 2024.

17. Post-Balance Sheet Events

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

18. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 8 December 2025.

JOHNS BRIDGE APARTMENT MANAGEMENT COMPANY LIMITED BY GUARANTEE

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

Johns Bridge Apartment Management Company Limited by Guarantee
SUPPLEMENTARY INFORMATION RELATING TO THE FINANCIAL STATEMENTS
DETAILED INCOME AND EXPENDITURE ACCOUNT
for the financial year ended 31 December 2024

	2024 €	2023 €
Income		
Sales	55,585	50,005
Expenditure		
Insurance	12,677	14,091
Light and heat	3,336	4,037
Cleaning	10,845	10,605
Repairs and maintenance	10,492	6,550
Telephone	-	22
Bank charges	237	191
Management agent expenses	7,134	7,134
Lift maintenance contract	3,377	1,711
Sinking fund provision	5,600	5,600
Auditor's remuneration	2,091	2,091
Depreciation	925	1,058
	<u>56,714</u>	<u>53,090</u>
Net deficit	<u>(1,129)</u>	<u>(3,085)</u>