

Block 1 Seapoint Court Owners Management Company Limited
(A company limited by guarantee)

Directors Report and Financial Statements

for the year ended 30th June 2025

**Block 1 Seapoint Court Owners Management Company Limited
(A company limited by guarantee)**

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Block 1 Seapoint Court Owners Management Company Limited
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Company information

Directors	Jennifer Howlett Noel Redmond
Secretary	Noel Redmond
Company Number	515712
Accountant	Brian Hogan & Company 10 Seaview Wood Shankill Co. Dublin
Registered Office	Bothair Bui Road, Ballaghaderreen, Co Roscommon, F45 YP26.
Bankers	Bank Of Ireland 45 Main Street, Bray, Co. Wicklow.
Solicitors	Liston & Company Argyle House, 103-105 Morehampton Road, Donntbrook, Dublin 4.

Block 1 Seapoint Court Owners Management Company Limited
(A company limited by guarantee)

Directors Report

for the year ended 30th June 2025

The directors present their report and the financial statements for the year ended 30th June 2025.

Principal Activity

The principal activity of the company is the management of apartment block 1 located at Seapoint Court, Bray, Co. Wicklow.

Results For The Year

The surplus for the year amounted to €8,357, (2024 deficit €1,522).

Proper Books of Account

The board members have taken all reasonable steps to ensure that the company is compliant with the requirements of Section 202 of the Companies Act 1990, with regard to the keeping of proper books of account and the exact location of those books.

Directors' Responsibilities

Company law requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the company and of the profit or loss of the company for that year. In preparing these the directors are required to:

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- 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 keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 2014. They are also responsible for safeguarding the assets of the company and hence the taking reasonable steps for the prevention and detection of fraud and other irregularities.

On behalf of the Board

Jennifer Howlett
Director

Noel Redmond
Director

Date : 13th February 2026

**Block 1 Seapoint Court Owners Management Company Limited
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Profit And Loss Account

for the year ended 30th June 2025

	2025		2024	
	€	€	€	€
<u>INCOME</u>				
Management Fees		6,440		6,440
Other Income		-		-
		<u>6,440</u>		<u>6,440</u>
 <u>EXPENDITURE</u>				
Building Insurance	2,411		2,411	
Ground Maintenance	-		-	
Building Maintenance	1,200		1,280	
Sinking fund	(8,200)		1,600	
Facility Management Fee	1,968		1,968	
Bank Charges	69		68	
Accounts Fee	635		635	
General Expenses	-		-	
		<u>(1,917)</u>		<u>7,962</u>
Surplus (Deficit) for Year		8,357		(1,522)
Accumulated Surplus / (Deficit) as as 30th June 2024		<u>(397)</u>		<u>1,125</u>
Accumulated Surplus / (Deficit) as as 30th June 2025		<u><u>7,960</u></u>		<u><u>(397)</u></u>

The financial statements were approved by the board and signed on its behalf by

Jennifer Howlett
Director

Noel Redmond
Director

Date : 13th February 2026

Block 1 Seapoint Court Owners Management Company Limited
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Balance Sheet

as at 30th June 2025

	Notes	€	2025 €	€	2024 €
Current Assets					
Management Fees Due		12,325		10,480	
Prepayment		2,482		-	
Bank & Cash		12,945		17,115	
		27,752		27,595	
Creditors : amounts falling due within one year	2.	(14,850)		(23,050)	
Net Current Assets			12,902		4,545
Total Assets Less Current Liabilities			12,902		4,545
Reserves					
Funds Introduced			4,942		4,942
Accumulated Surplus Account			7,960		(397)
Closing Balance 30th June 2025			12,902		4,545

We, as directors of Block 1 Seapoint Court Owners Management Company Limited, state that:

- (a) The company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014;
- (b) The company is availing itself of the exemption on the grounds that the conditions specified in s.358 are satisfied,
- (c) The shareholders of the company have not served notice on the company under s.334(1) in accordance with s.334(2),
- (d) We acknowledge the company's obligations under the Companies Act 2014, to keep proper books of account and to prepare account and to prepare accounts which give a true and fair view of the state of affairs of the company at the end of its financial year and of its profit or loss for such a year and to otherwise comply with the provisions of those Acts relating to accounts so far as they are applicable to the company;
- (e) The company has relied on the specified exemption contained in s.352 Companies Act 2014; has done so on the grounds that the company is entitled to the benefit of that exemption as a small company and the abridged Financial Statements have been properly prepared in accordance with s.353 Companies Act 2014.

The financial statements were approved by the board and signed on its behalf by

Jennifer Howlett
Director

Noel Redmond
Director

Date : 13th February 2026

Block 1 Seapoint Court Owners Management Company Limited
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Notes to the Financial Statements

for the year ended 30th June 2025

1. 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.

1.1 Basis of preparation

The financial statements are prepared in accordance with generally accepted accounting principles under the historical cost convention, and in accordance with applicable accounting standards, and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

2. Creditors: amounts falling due within one year

	2025	2024
	€	€
Management fees in advance	3,220	3,220
Accruals	630	630
Sinking Fund	11,000	19,200
	<u>14,850</u>	<u>23,050</u>
	<u><u>14,850</u></u>	<u><u>23,050</u></u>

There is an obligation under the Multi Units Developments Act 2011 to make a provision for a sinking fund at the rate of €200 per apartment per year.

3. Company Status

Block 1 Seapoint Court Owners Management Company Limited is a company limited by guarantee and and not having a share capital. In accordance with the Memorandum of Association, in the event of the company being wound up each members liability is limited to €1.27.

4. Approval of financial statements

The financial statements were approved by the Board on and signed on its behalf by

Jennifer Howlett
Director

Noel Redmond
Director

Date : 13th February 2026