

Haven House Management Company CLG
Annual Report and Financial Statements
for the financial year ended 31 March 2025

Haven House Management Company CLG

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**Haven House Management Company CLG
DIRECTORS AND OTHER INFORMATION**

Directors	Adele Murray Thomas O'Leary
Company Secretary	Thomas O'Leary
Company Number	422738
Registered Office	River Bank House Dodder Park Drive Dublin 14
Business Address	Haven House Thomas Hand Street Skerries Co. Dublin
Auditors	Baker Tilly Kirk Chartered Certified Accountants and Statutory Audit Firm Mill House Mill Street Dundalk Co. Louth
Managing Agents	Macfar Property Management 74 Clanbrassil Street Dundalk Co. Louth

Haven House Management Company CLG

DIRECTORS' REPORT

for the financial year ended 31 March 2025

The directors present their report and the audited financial statements for the financial year ended 31 March 2025.

Principal Activity and Review of the Business

The principal activity of the company is that of a property management company for the common areas of Haven House, Thomas Hand Street, Skerries, Co.Dublin . The company is subject to the Multi Unit Developments Act 2011 and is registered under the Companies Act 2014.

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 March 2025.

Principal Risks and Uncertainties

The principal risks and uncertainties facing the company relate to the wider state of the Irish economy. Taxation increases, the introduction of rent pressure zones and other property-related charges have limited the level of income of many owners and made it more difficult for some owners to pay all service charges in full and on time. Under the mandate of members, the directors are committed to enforcing the policy of collecting all legally enforceable debts to ensure that the company can continue to provide its services and safeguard the common areas for the benefit of all residents and owners.

The company operates solely in the Republic of Ireland, therefore, it is not subject to currency risks. The company does not rely on borrowings and has little exposure to interest rate risk. The company's policy is to ensure that sufficient resources are available from cash balances, cash flows and the sinking fund to ensure all current and capital expenditure obligations can be met when they fall due. As the development gets older, it is important that the property owners put aside sufficient funds to build a Sinking Fund adequate to requirements and this matter is discussed each year at the Annual General Meeting. This issue will become more important for the development in the years ahead and it will be important that property owners support the building of a good Sinking Fund so that the Company can replace assets that require replacement in a timely manner and also that it can undertake other required investment projects. (This is in line with the recommendations of the SCSl report: 'Sinking Funds in Apartments - Meeting the Challenge'). The company does not foresee any immediate capital funding requirement but should one arise the directors are satisfied that relevant systems are in place to respond accordingly either through the company's insurance policy, the sinking fund or by calling a meeting of the members in relation to any further funding requirements.

Financial Results

The (deficit)/surplus for the financial year amounted to €(1,551) (2024 - €2,564).

At the end of the financial year, the company has assets of €92 (2024 - €5,087) and liabilities of €178 (2024 - €3,806). The net assets of the company have decreased by €(1,551).

Directors and Secretary

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

Adele Murray
Thomas O'Leary

The secretary who served throughout the financial year was Thomas O'Leary.

The company is limited by guarantee and does not have any share capital. Therefore, the directors and secretary who served during the year did not have a beneficial interest in the company. The directors serve in a voluntary capacity. One of the directors, who is also the secretary, is a member of the company and owns a property within the development.

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

Future Developments

There are not expected to be any changes in the activities of the company in the coming period. Haven House Management Company CLG maintains the development to a high standard and will continue to do so in coming period.

Post Balance Sheet Events

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

Auditors

The auditors, Baker Tilly Kirk, (Chartered Certified Accountants), continue in office in accordance with section 383(2) of the Companies Act 2014.

Haven House Management Company CLG DIRECTORS' REPORT

for the financial year ended 31 March 2025

Annual Service Charge

The annual service charge for the year to March 2024 consisted of a charge of €1,200 for the 4 houses. The total service charge for the year came to €4,800 (2023 - €6,895) .

Building Investment Works

There is no anticipated building investment works other than the ongoing maintenance work.

Insurance

The company has insurance cover in respect of the development for the year covering building insurance, employer's liability and public liability. The directors are of the opinion that adequate insurance exists

Fire Safety Statement

The company has sufficient fire safety equipment in place and is maintained by a professional firm on a regular basis to ensure fire safety regulations are met.

Transfers to Reserves or Sinking Fund

Under Section 19 of the Multi-Unit Act 2011 the company is required to set up a sinking fund which each property owner is required to pay into along with their service charge. The sinking fund is to be held in a separate bank account. This company has not yet set up a sinking fund.

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 managing agent's office at 1 Park Street, Dundalk, Co. Louth.

Signed on behalf of the board



Thomas O'Leary
Director



Adele Murray
Director

28 January 2026

Haven House Management Company CLG
DIRECTORS' RESPONSIBILITIES STATEMENT
for the financial year ended 31 March 2025

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" 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.

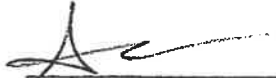
In preparing these financial statements, the directors are required to:

- 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


Thomas O'Leary
Director


Adele Murray
Director

28 January 2026

INDEPENDENT AUDITOR'S REPORT

to the Members of Haven House Management Company CLG

Report on the audit of the financial statements

Opinion

We have audited the financial statements of Haven House Management Company CLG ('the company') for the financial year ended 31 March 2025 which comprise the Income and Expenditure Account, the Balance Sheet, the Reconciliation of Members' Funds, the Cash Flow Statement 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.

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 March 2025 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"; 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 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.

Material uncertainty related to going concern

There is a material uncertainty related to events or conditions that may cast significant doubt on the entity's ability to continue as a going concern and, therefore, that it may be unable to realise its assets and discharge its liabilities in the normal course of business. These financial statements have been prepared as a going concern basis, which assumes that the company will be able to continue in operational existence for the foreseeable future. The period that the Board has considered in evaluating the appropriateness of the going concern basis in preparing the company's financial statements to March 2025 is to the end of January 2027.

In forming our opinion on the financial statements, which is not qualified, we have considered the adequacy of the disclosure made in note 5 to the financial statements concerning the company's ability to continue as a going concern. The company reported a deficit in the period of €1,551 (2024: surplus of €2,564). The company's net asset position at balance sheet date is a deficit of €270 (2024: surplus of €1,281). These conditions indicate the existence of material uncertainty which may cast doubt on the company's ability to continue as going concern. The financial statements do not include adjustments that would result if the company was unable to continue as a going concern. While our opinion is not qualified in this respect, it is worth emphasising this matter.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the other relevant section 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.

INDEPENDENT AUDITOR'S REPORT

to the Members of Haven House Management Company CLG

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.

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.

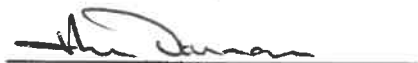
Auditor's responsibilities for the audit of the financial statements

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 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.



John Donnan
for and on behalf of
BAKER TILLY KIRK
Chartered Certified Accountants and Statutory Audit Firm
Mill House
Mill Street
Dundalk
Co. Louth

28 January 2026

Haven House Management Company CLG 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.

Haven House Management Company CLG
INCOME AND EXPENDITURE ACCOUNT
for the financial year ended 31 March 2025

	Notes	2025 €	2024 €
Income	6	4,800	6,895
Expenditure		(6,351)	(4,331)
(Deficit)/surplus for the financial year		<u>(1,551)</u>	<u>2,564</u>
Total comprehensive income		<u>(1,551)</u>	<u>2,564</u>

Approved by the board on 28 January 2026 and signed on its behalf by:


Thomas O'Leary
Director

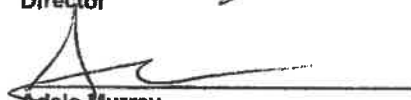

Adele Murray
Director

Haven House Management Company CLG
BALANCE SHEET
as at 31 March 2025

	Notes	2025 €	2024 €
Current Assets			
Debtors	8	(92)	5,087
Creditors: amounts falling due within one year	9	(178)	(3,806)
Net Current (Liabilities)/Assets		<u>(270)</u>	<u>1,281</u>
Total Assets less Current Liabilities		<u>(270)</u>	<u>1,281</u>
Reserves			
Income and expenditure account		<u>(270)</u>	<u>1,281</u>
Members' (Deficit)/Funds		<u>(270)</u>	<u>1,281</u>

Approved by the board on 28 January 2026 and signed on its behalf by:


Thomas O'Leary
Director


Aislinn Murray
Director

Haven House Management Company CLG
RECONCILIATION OF MEMBERS' FUNDS
as at 31 March 2025

	Retained (deficit)/	Total
	€	€
At 1 April 2023	(1,283)	(1,283)
Surplus for the financial year	<u>2,564</u>	<u>2,564</u>
At 31 March 2024	<u>1,281</u>	<u>1,281</u>
Deficit for the financial year	<u>(1,551)</u>	<u>(1,551)</u>
At 31 March 2025	<u><u>(270)</u></u>	<u><u>(270)</u></u>

Haven House Management Company CLG
CASH FLOW STATEMENT
for the financial year ended 31 March 2025

	Notes	2025 €	2024 €
Cash flows from operating activities			
(Deficit)/surplus for the financial year		<u>(1,551)</u>	<u>2,564</u>
		(1,551)	2,564
Movements in working capital:			
Movement in debtors		5,179	(3,942)
Movement in creditors		<u>(3,628)</u>	<u>1,378</u>
Cash generated from operations		<u>-</u>	<u>-</u>
Cash and cash equivalents at end of financial year		<u><u>-</u></u>	<u><u>-</u></u>

Haven House Management Company CLG

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 March 2025

1. General Information

Haven House Management Company CLG is a company limited by guarantee incorporated and registered in Ireland. The registered number of the company is 422738. The registered office of the company is River Bank House, Dodder Park Drive, Dublin 14. 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 March 2025 have been prepared on the going concern basis and in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (FRS 102).

Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention. 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" issued by the Financial Reporting Council.

Income

Income represents the total service charge receivable for the year, from residents of the houses of Haven House. The development consists of 4 houses. Service charges are billed in accordance with the terms of head lease agreement and as agreed in accordance with section 18 Multi-Unit Development Act 2011. Service charge revenue is recognised when it is probable that the economic benefits associated with the transaction will flow to the company. The directors deem that all debts are fully collectable and therefore there is no provision in the company for bad or doubtful debt included in the financial statements.

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.

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

The company has obtained exemption from the Revenue Commissioners in respect of Corporation tax, it being a company not carrying on a business for the purpose of making a profit.

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 not set up a separate designated bank account.

Haven House Management Company CLG

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 March 2025

3. Significant accounting judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make estimates, judgements and assumptions when applying accounting policies. These affect the amounts reported for assets and liabilities as at the balance sheet date and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The estimates and underlying assumptions are reviewed on an on-going basis.

The estimates and assumptions that have a significant risk of causing material adjustment to the carrying amount of assets and liabilities within the next financial year are addressed below.

a) Impairment of service charges in arrears

The obligation to pay service charges is one to which the owner is legally bound under the terms of their lease agreement with the Owners Management Company (OMC). Any service charges for the property are linked to the property and these are never written off. Arrears may build up on specified property for a specified period, but these will be recoverable in full when it comes to the sale of the property.

b) Provisions & accruals

Provisions by their nature are liabilities with an uncertain timing or amount. These provisions require management's best estimate in relation to the future cash outflows likely to arise in connection with obligations existing at the reporting date.

4. 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.

5. Going concern

The financial statements have been prepared on a going concern basis that assumes that the company will continue in operational existence for the foreseeable future having adequate resources (including financial resources) to meet its obligations as they fall due. The company reported a deficit of €1,551 in the most recent financial year (surplus of €2,564 in 2024) and has a deficit on its balance sheet of €270 (surplus of €1,281 in 2024).

The directors have assessed a period of 12 months from the date of approving the financial statements with regard to the appropriateness of the going concern assumption in preparing the financial statements. The directors believe that the company can continue in its role as managing the common areas of Haven House and meet its liabilities as they fall due. The directors have formed the view that it is appropriate to prepare the accounts on a going concern basis.

As circumstances currently stand represent a material uncertainty which may cast doubt on the company's ability to continue as a going concern and therefore the company may be unable to realise its assets and discharge its liabilities in the normal course of business. The financial statements do not contain any adjustments that would be necessary if the company were unable to continue as a going concern. Whilst the directors recognise the uncertainty as to the outcome of the matters mentioned above, they believe it is appropriate for the financial statements to be prepared on a going concern basis.

6. Income

The whole of the company's income is attributable to its market in the Republic of Ireland and is derived from the principal activity of providing management services to the residents of Haven House.

7. Common areas and location

The common areas have not been transferred to the management company. This is in breach of Paragraph 5 (1) of the 2011 Multi Unit Development Act. The company continues to work with its advisor in getting this matter rectified.

Haven House Management Company CLG
NOTES TO THE FINANCIAL STATEMENTS
for the financial year ended 31 March 2025

8. Debtors	2025	2024
	€	€
Trade debtors	(476)	1,723
Other debtors	200	3,173
Prepayments and accrued income	184	191
	<u>(92)</u>	<u>5,087</u>

Debtors are made up of unpaid service charges, the total reported excludes interest billed for late payment that remains due. The company is entitled to receive service charges from the 4 units. The aggregate of service charges billed for the year ended 31 March 2025 was €4,800. The aggregate of service charges in credit at the year end was €476. The aggregate of trade debtors due within 1 year is €24. A total of €500 has been paid in advance.

9. Creditors	2025	2024
Amounts falling due within one year	€	€
Trade creditors	(868)	2,300
Accruals	1,046	1,506
	<u>178</u>	<u>3,806</u>

10. 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 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 € 1.

11. Capital commitments

The company had no material capital commitments at the financial year-ended 31 March 2025.

12. Related party transactions

The managing agent is a related party. The fees for the year invoiced by Macfar Property Management were €600 (€600 for 2024). These amounts include VAT at 23%.

The directors are related parties as defined under S33 FRS102. The total amounts paid in advance by directors to the company at the year end was €500 (2024: nil). All directors serve on a voluntary capacity. One of the directors owns a unit within the development and is therefore personally liable for service charges in accordance with their respective head lease agreement.

13. Post-Balance Sheet Events

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

14. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 28 January 2026.