

Company registration number: 189483

**The Falls Management Company Limited by Guarantee
(A company limited by guarantee and not having share capital)**

Unaudited financial statements

for the financial year ended 31 July 2025

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**The Falls Management Company Limited by Guarantee
Company limited by guarantee**

Directors and other information

Directors	Dan McCullagh Declan McEllin
Secretary	Dan McCullagh
Company number	189483
Registered office	Office 3, Eden Business Centre Grange Road Rathfarnham Dublin 16
Managing Agents	Kairos Property Services Limited Office 3 Eden Business Centre Grange Road Rathfarnham Dublin 16
Accountants	Crowley Audit & Accountancy Services Limited Chartered Accountants 10 Brews Hill Navan Co Meath
Bankers	Allied Irish Bank plc Edward Street Newbridge Co.Kildare

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Directors report

The directors present their annual report and the unaudited financial statements of the company for the financial year ended 31 July 2025.

Principal activities and business review

The principal activity of the company is the management of the common areas of the mixed use development known as The Falls, Dodder Road Lower, DUBLIN 14. The company does not trade for a profit. The directors are satisfied with the results for the year and have no plans to significantly alter the activities of the company for the foreseeable future.

Principal risks and uncertainties

The directors are aware of the general economic climate and the resulting personal financial difficulties this is causing some owners to experience. In addition, suppliers of services in general are showing less willingness to extend credit facilities to companies. These two issues have led to the primary risk to the company being a sustainable cash flow. In order for the management company to meet creditor terms and therefore maintain services, there must be a sustainable cash inflow from the owners.

Results

The results for the year are set out on page 7 of the financial statements.

Requirements of Multi-Unit Development Act 2011

In accordance with the Multi-Unit Development Act 2011, all unit owners must notify the owners' management company of any changes to the particulars of his or her name, address, telephone number, email address, name of tenant in the unit, details of any habitual occupiers of the unit other than tenants and such other contact particulars as the owners' management company may reasonably request.

Events after the end of the reporting period

There have been no significant events after the year end.

Research and development

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

Annual Service Charge

The company is entitled to receive service charges from 12 property units. The aggregate of service charges billed for year ending 31 July 2025 was €16,260 (31 July 2024: €15,600) as detailed in the accounts.

Building Investment Works

There were no Building Investment Works planned for the year ahead.

Insurance

The building sum insured in respect of the complex to 31 July 2025 is €3,465,000. The excess amounts included in the policy are as follows:

- Subsidence: €1,300
- Water / storm: €1,250
- The excess in respect of every other cause is €500

The Level of insurance cover is agreed with the insurance broker and is considered by the directors to be sufficient.

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Directors report (continued)

The buildings insurance policy is held with Ecclesiastical Insurance Office plc and director's and officer's policy is held with Ecclesiastical Insurance Office plc. The total premium for the year ending 31 July 2025 is €3,140 (31 July 2024 : €2,417).

The building cover is written on a fire and special peril basis. The principle risks covered are fire, lightning, explosion, aircraft, earthquake, riot, civil commotion, storm, tempest subterranean, flood escape of water from any tank apparatus or pipe, impact, accidental damage to buildings arising from theft peril, accidental breakage of glass signs and subsidence. The insurance policy also includes public liability insurance and employers' liability insurance.

The management company has also put in place a directors and officers liability insurance policy.

The following points should be noted by each unit owner in relation to insurance cover within the complex:

1. Block insurance does not cover personal belongings such as carpets, furniture, bicycles or other contents of your property. Residents must take out their own content's insurance on any such personal property.
2. You should also have landlords and public liability insurance for your own apartment to include cover for the excess on the block policy. The excess of any claim on the block policy is strictly the liability of the individual member on whose behalf the management company is submitting a claim.
3. Please note that you should contact the managing agent first and immediately should issue arise that may result in an insurance claim. Any works carried out in advance of notifying the management company may void any potential claim.
4. The management company, as policy holder, reserves the right to appoint its own loss assessor to deal with all claims on their policy. In the event of a loss assessor being required, only a loss assessor appointed by the management company will be authorised to submit a claim against the policy.

Fire Safety Statement

There is no fire safety equipment provided by the company as the common areas are outdoor. Under the Housing (Standards for Rented Houses) Regulations 2017, landlords are required to ensure the following:

Each house contains a suitable self-contained fire detection and alarm system. In order to be fully covered by insurance all members are reminded to regularly test and maintain their smoke alarms within their units.

Each house contains a suitable located fire blanket.

Fire detection and alarm systems and emergency lighting systems required under Regulations are maintained in accordance with current standards produced by the National Standards Authority for Ireland for Fire Detection and Fire Alarm Systems in Buildings and for Emergency Lighting.

Each house contains, where necessary, suitably located devices for the detection and alarm of carbon monoxide.

Directors and secretary

The board of directors who have served during the years are as set out on the company information page. The Directors serve in accordance with the Constitution of the company comprising its memorandum and articles of association. The company is limited by guarantee not having a share capital, therefore the directors and secretary have no interest in the company.

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Directors report (continued)

Common Areas

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

Accounting records

The measures taken by the directors to secure compliance with the requirements of sections 281 to 285 of the Companies Act 2014 with regard to the keeping of accounting records are the implementation of necessary policies and procedures for recording transactions, the employment of competent accounting personnel with appropriate expertise and the provision of adequate resources to the financial function. The accounting records of the company are located at Kairos Property Services Limited, Office 3 Eden Business Centre, Grange Road, Rathfarnham, Dublin 16.

This report was approved by the board of directors on 24 February 2026 and signed on behalf of the board by:

Dan McCullagh
Director

Declan McEllin
Director

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Directors responsibilities statement

The directors are responsible for preparing the directors report and the financial statements in accordance with applicable Irish law and regulations.

Irish company law requires the directors to prepare financial statements for each financial year. Under the 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 profit or loss 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 and then apply them consistently;
- make judgments 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 profit or loss 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. 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.

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Accountants' Report to the board of directors
on the Unaudited financial statements of The Falls Management Company Limited by Guarantee

In accordance with the engagement letter dated 26 January 2026, and in order to assist you to fulfil your duties under the Companies Act 2014, we have compiled the financial statements which comprise the profit and loss account, balance sheet, statement of changes in equity and related notes from the accounting records and information and explanations you have given to us.

This report is made to the company's board of directors, as a body, in accordance with the terms of our engagement. Our work has been undertaken so that we might compile the financial statements that we have been engaged to compile, report to the company's board of directors that we have done so, and state those matters that we have agreed to state to them in this report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's board of directors for our work or for this report.

As a firm regulated by Chartered Accountants Ireland our work will be carried out on this engagement in accordance with the Miscellaneous Technical Statement No.41 Chartered Accountants' Reports on the Compilation of Financial Statements of Incorporated Entities and ISRS 4410 International Standard on Related Services - Compilation Engagements. In carrying out this engagement we have complied with the ethical guidance laid down by the Institute relating to members undertaking the compilation of financial statements.

You have acknowledged on the balance sheet for the financial year ended 31 July 2025 your duty under the Companies Act 2014 to ensure that the company has kept adequate accounting records and prepared financial statements which give a true and fair view of the assets, liabilities and financial position of the company at the end of its financial year and of its profit or loss for that financial year, and otherwise comply with the provisions of Companies Act 2014 relating to financial statements so far as they are applicable to the company. You consider that the company is exempt from the statutory requirement for an audit for the financial year.

We have not been instructed to carry out an audit of the financial statements. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial statements.

Kevin Crowley
For and on behalf of
Crowley Audit & Accountancy Services Limited
Chartered Accountants
10 Brews Hill
Navan
Co Meath

24 February 2026

The Falls Management Company Limited by Guarantee
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Income and expenditure account
Financial year ended 31 July 2025

	Note	2025	2024
		€	€
Income	4	16,587	15,863
Operating expenses		<u>(14,405)</u>	<u>(14,291)</u>
Operating Surplus / (Deficit)		2,182	1,572
Other interest receivable and similar income		<u>50</u>	<u>24</u>
Surplus / (Deficit) on ordinary activities before taxation		2,232	1,596
Taxation	5	<u>(13)</u>	<u>3</u>
Surplus / (Deficit) for the financial year		<u><u>2,219</u></u>	<u><u>1,599</u></u>

The company has no other recognised gains or losses in the financial year other than those dealt with in the income and expenditure account as above.

The notes on pages 11 to 13 form part of these financial statements.

The Falls Management Company Limited by Guarantee
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Balance sheet
As at 31 July 2025

		2025		2024	
	Note	€	€	€	€
Current assets					
Debtors	6	2,420		929	
Cash at bank and in hand		36,289		34,747	
		38,709		35,676	
Creditors: amounts falling due within one year					
	7	(3,108)		(2,294)	
Net current assets			35,601		33,382
Net assets			35,601		33,382
Capital and reserves					
Sinking Fund			20,063		20,030
Income and expenditure account			15,538		13,352
Members' funds			35,601		33,382

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

We, as directors of The Falls Management Company Limited by Guarantee state that:

- the company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014;
- the company is availing itself of the exemption on the grounds that the conditions specified in section 358 of the Companies Act 2014 are satisfied;
- the members of the company have not served a notice on the company under section 334(1) of the Companies Act 2014 in accordance with section 334(2); and
- We acknowledge the company's obligations under the Companies Act 2014, to keep adequate accounting records and prepare financial statements which give a true and fair view of the assets, liabilities and financial position of the company at the end of its financial year and of its profit or loss for such a financial year and to otherwise comply with the provisions of Companies Act 2014 relating to financial statements so far as they are applicable to the company.

The notes on pages 11 to 13 form part of these financial statements.

**The Falls Management Company Limited by Guarantee
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**Balance sheet (continued)
As at 31 July 2025**

These financial statements were approved by the board of directors on 24 February 2026 and signed on behalf of the board by:

Dan McCullagh
Director

Declan McEllin
Director

The notes on pages 11 to 13 form part of these financial statements.

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Statement of changes in equity
Financial year ended 31 July 2025

	Sinking Fund	Accumulated Surplus	Total
	€	€	€
At 1 August 2023	20,005	11,778	31,783
Surplus / (Deficit) for the financial year	-	1,599	1,599
Transfer to sinking fund	25	(25)	-
At 31 July 2024	20,030	13,352	33,382
Surplus / (Deficit) for the financial year	-	2,219	2,219
Transfer to sinking fund	33	(33)	-
At 31 July 2025	20,063	15,538	35,601

The accumulated surplus amount represents the cumulative surplus and deficit figures since the commencement of activity in the company. The accumulated surplus is stated after transfer to the sinking fund reserve.

The sinking fund balance at the year end was €20,063.

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Notes to the financial statements
Financial year ended 31 July 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.

Statement of compliance

These financial statements have been prepared in compliance with FRS 102 Section 1A, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

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", Section 1A issued by the Financial Reporting Council and promulgated by Chartered Accountants Ireland.

Revenue Recognition

Income represents member service charges and contributions in respect of management charges. Income is taken into account as it falls due or payable with the exception of deposit interest which is taken into account when received.

Contributions to meet annual costs

In accordance with FRS 102 annual management fees are recognised as income annually following the service charge billing after agreement of the service charge budget by members at general meeting. The contribution per unit is calculated in line with the provisions included in the lease agreement for each owner.

Sinking fund contributions

In accordance with section 19 of the Multi-Unit Development Act 2011, the company has established a sinking fund to fund non routine maintenance and other non-routine costs that may arise from time to time. These funds are held in part in a separate designated bank account and are allocated to special designated reserves titled "sinking fund reserve". Sinking fund contributions are recognised as income in the income account in the period in which they are billed after agreement by members at general meeting.

Taxation

As the company provides residential property management service to its members on a not for profit basis, the company has applied for and has been granted an exemption from corporation tax by the Revenue Commissioners in relation to any surplus of operating income over operating costs. Consequently, no charge for corporation taxation on an operating surplus is included in these financial statements. The charge for taxation in the financial statements is based on the taxation of rental income and interest income earned for the year with reference to the tax rates applying at the balance sheet date.

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Notes to the financial statements (continued)
Financial year ended 31 July 2025

2. General information

The company is a private company limited by guarantee not having a share capital. The liability of each of the members is limited to €1 in the event of the wind up of the company. The company is registered in Ireland. The address of the registered office is Office 3, Eden Business Centre, Grange Road, Rathfarnham, Dublin 16.

3. Complex Under Management

The freehold interest in the common areas at The Falls complex was transferred to the company at a zero value.

4. Income

Income consists of property owners service charges and contributions in respect of property management charges. There are 12 units in the multi-unit development from which the company is entitled to receive service charges with aggregate service charges billed for the year of €16,260. (2024: €15,600).

Included in debtors is an amount of €1,949 relating to service charges due from 2 units at the year end.

Included in creditors are amounts of €628 relating to service charges received in advance from 1 units.

5. Taxation

Major components of tax expense/income

	2025	2024
	€	€
Current tax:		
Irish current tax expense/income	13	(3)
Tax on profit	13	(3)
	13	(3)

There is no tax charge on the ordinary activities of the company as it is engaged in mutual trading. The tax charge in the income and expenditure account represents corporation tax payable on rental income and bank interest receivable.

6. Debtors

	2025	2024
	€	€
Service charges due	1,949	263
Other debtors	4	3
Prepayments	467	663
	2,420	929
	2,420	929

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Notes to the financial statements (continued)
Financial year ended 31 July 2025

7. Creditors: amounts falling due within one year

	2025	2024
	€	€
Creditors	1,414	507
Accruals	1,066	1,004
Service charges prepaid	628	783
	3,108	2,294
	3,108	2,294

8. Related party transactions

The directors were charged service charges on an arms-length basis in line with the terms of their individual leases, in common with all other owners in The Falls Management Company CLG. The total of these charges for the year 31 July 2025 was €2,710 and there was no balance outstanding at the year-end relating to these charges.

The Directors have identified no other transactions which are required to be disclosed in accordance with FRS 102 s1A, and under section 17.2(i) of the Multi-Unit Development Act 2011.

9. Cash at Bank

	2025	2024
	€	€
Current account	16,226	14,717
Sinking fund account	20,063	20,030
	36,289	34,747
	36,289	34,747

10. Capital Structure

The company is limited by guarantee not having a share capital. The liability of the members is limited to €1.

11. Capital commitments

There were no capital commitments at the year ended 31 July 2025.

12. Events after the end of the reporting period

There have not been any events after the balance sheet that require reporting.

13. Approval of financial statements

The board of directors approved these financial statements for issue on 24 February 2026.