

**Company registration number: 381686**

**Sandyfort Business Centre (Galway) CLG**

**Unaudited financial statements**

**for the financial year ended 30 June 2025**

## Sandyfort Business Centre (Galway) CLG

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## Sandyfort Business Centre (Galway) CLG

### Directors and other information

<b>Directors</b>	Tim Sheahan Alfie Joyce (Appointed 2 January 2025) Raymond McGuire (Resigned 2 January 2025)
<b>Secretary</b>	Joe Gaffney
<b>Company number</b>	381686
<b>Registered office</b>	Atlanta House 36 Dominick Street Galway
<b>Business address</b>	Galway Property Management Atlanta House 36 Dominick Street Galway
<b>Accountants</b>	Grogans 4/5 High Street Galway
<b>Bankers</b>	Bank of Ireland Mainguard Street Galway

## **Sandyfort Business Centre (Galway) CLG**

### **Directors report**

The directors present their annual report and the unaudited financial statements of the company for the financial year ended 30 June 2025.

#### **Directors**

The names of the persons who at any time during the financial year were directors of the company are as follows:

Tim Sheahan  
Alfie Joyce (Appointed 2 January 2025)  
Raymond McGuire (Resigned 2 January 2025)

#### **Principal activities**

Sandyfort Business Centre (Galway) CLG, is established for the purposes of taking ownership of and responsibility for managing ,maintaining and repairing the common areas of the development known as Sandyfort Business Centre. The Company meets the definition of an 'owners management company' under the Multi-Unit Developments Act 2011.The Company is registered under the Companies Act 2014.

#### **Financial Results**

The surplus/(deficit) for the financial year amounted to (€1,742) (2024 - €1,474).

The directors and the secretary, at the financial year end, had no direct beneficial interests in shares in, or debentures of, the company or any group undertaking of 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 the registered office.

This report was approved by the board of directors on ..... and signed on behalf of the board by:

**Tim Sheahan**  
**Director**

**Alfie Joyce**  
**Director**

## **Sandyfort Business Centre (Galway) CLG**

### **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, and promulgated by the Institute of Chartered Accountants in Ireland. 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 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 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. 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.

**Tim Sheahan**  
**Director**

**Alfie Joyce**  
**Director**

**Sandyfort Business Centre (Galway) CLG**

**Accountants' Report to the board of directors  
on the Unaudited financial statements of Sandyfort Business Centre (Galway) CLG**

In accordance with the engagement letter and in order to assist you to fulfil your duties under the Companies Act 2014, we have compiled the financial statements which comprise the Income and Expenditure 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.

We have carried out this engagement in accordance with guidance issued by the Institute of Chartered Accountants in Ireland and 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 30 June 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 surplus or deficit 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.

Grogans  
Chartered Accountants

4/5 High Street  
Galway

**Sandyfort Business Centre (Galway) CLG**

**Income and expenditure account  
Financial year ended 30 June 2025**

	<b>Note</b>	<b>2025</b> €	2024 €
<b>Income</b>		<b>29,433</b>	<b>29,435</b>
<b>Expenditure</b>		<b>(31,175)</b>	(27,961)
<b>Surplus/(deficit) before tax</b>		<b>(1,742)</b>	<b>1,474</b>
Tax on surplus/deficit		-	-
<b>Surplus/(deficit) for the financial year</b>		<b>(1,742)</b>	1,474
<b>Total comprehensive income</b>		<b>(1,742)</b>	1,474

The company has no other recognised items of income and expenses other than the results for the financial year as set out above.

**The notes on pages 9 to 11 form part of these financial statements.**

## Sandyfort Business Centre (Galway) CLG

### Balance sheet As at 30 June 2025

	Note	2025 €	€	2024 €	€
<b>Current assets</b>					
Debtors	5	6,317		2,895	
Cash at bank and in hand		8,222		16,053	
		14,539		18,948	
<b>Creditors: amounts falling due within one year</b>					
	6	(2,485)		(6,311)	
<b>Net current assets</b>			12,054		12,637
<b>Total assets less current liabilities</b>			12,054		12,637
<b>Net assets</b>			12,054		12,637
<b>Reserves</b>					
Sinking fund			2,931		1,772
General Fund			9,123		10,865
<b>Equity attributable to owners of the company</b>			12,054		12,637

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 Sandyfort Business Centre (Galway) CLG 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 shareholders 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 surplus or deficit 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 9 to 11 form part of these financial statements.**

**Sandyfort Business Centre (Galway) CLG**

**Balance sheet (continued)**

**As at 30 June 2025**

These financial statements were approved by the board of directors on ..... and signed on behalf of the board by:

Tim Sheahan  
Director

Alfie Joyce  
Director

**The notes on pages 9 to 11 form part of these financial statements.**

**Sandyfort Business Centre (Galway) CLG**

**Statement of changes in equity  
Financial year ended 30 June 2025**

	Sinking fund	General Fund	<b>Total</b>
	€	€	€
<b>At 1 July 2023</b>	886	9,391	10,277
Surplus/(deficit) for the year		1,474	1,474
Other movements	886	-	886
	<hr/>	<hr/>	<hr/>
<b>At 30 June 2024 and 1 July 2024</b>	1,772	10,865	12,637
Surplus/(deficit) for the year		(1,742)	(1,742)
Other movements	1,159	-	1,159
	<hr/>	<hr/>	<hr/>
<b>At 30 June 2025</b>	<u>2,931</u>	<u>9,123</u>	<u>12,054</u>

## Sandyfort Business Centre (Galway) CLG

### Notes to the financial statements Financial year ended 30 June 2025

#### 1. General information

The company is a private company limited by shares, registered in Ireland. The address of the registered office is Atlanta House, 36 Dominick Street, Galway.

#### 2. 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'.

#### 3. Accounting policies and measurement bases

##### Basis of preparation

The financial statements have been prepared on the historical cost basis.

The financial statements are prepared in Euro, which is the functional currency of the entity.

##### Income

Income represents the total maintenance fees received and receivable from owners during the year. Income and expenses are taken into account as they become receivable or due except deposit interest which is taken into account when received. Expenses include VAT where applicable as the company cannot reclaim it.

##### Tangible assets

Tangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated depreciation and impairment losses.

Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other comprehensive income and accumulated in capital and reserves, except to the extent it reverses a revaluation decrease of the same asset previously recognised in profit or loss. A decrease in the carrying amount of an asset as a result of revaluation is recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in capital and reserves in respect of that asset. Where a revaluation decrease exceeds the accumulated revaluation gains accumulated in capital and reserves in respect of that asset, the excess shall be recognised in profit or loss.

##### Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Fixtures, fittings and equipment - 25% straight line

If there is an indication that there has been a significant change in depreciation rate, useful life or residual value of tangible assets, the depreciation is revised prospectively to reflect the new estimates.

## Sandyfort Business Centre (Galway) CLG

### Notes to the financial statements (continued) Financial year ended 30 June 2025

#### Impairment

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

When it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets.

#### 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 recognised 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.

#### 4. Tangible assets

	Fixtures, fittings and equipment €	Total  €
<b>Cost</b>		
<b>At 1 July 2024 and 30 June 2025</b>	4,010	4,010
	<u>          </u>	<u>          </u>
<b>Depreciation</b>		
<b>At 1 July 2024 and 30 June 2025</b>	4,010	4,010
	<u>          </u>	<u>          </u>
<b>Carrying amount</b>		
<b>At 30 June 2025</b>	-	-
	<u>          </u>	<u>          </u>
At 30 June 2024	-	-
	<u>          </u>	<u>          </u>

#### 5. Debtors

	2025	2024
	€	€
Service charges due	3,855	371
Prepayments	2,462	2,524
	<u>          </u>	<u>          </u>
	6,317	2,895
	<u>          </u>	<u>          </u>

**Sandyfort Business Centre (Galway) CLG**

**Notes to the financial statements (continued)**  
**Financial year ended 30 June 2025**

**6. Creditors: amounts falling due within one year**

	<b>2025</b>	2024
	<b>€</b>	€
Trade creditors	1,061	5,058
Accruals	1,424	1,253
	<u>2,485</u>	<u>6,311</u>

**7. 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.

**8. Common areas**

The common areas have not been transferred from the builder.

**9. Approval of financial statements**

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

**Sandyfort Business Centre (Galway) CLG**

**The following pages do not form part of the statutory accounts.**

**Sandyfort Business Centre (Galway) CLG**

**Detailed Income and Expenditure account  
Financial year ended 30 June 2025**

	<b>2025</b>	2024
	€	€
<b>Income</b>		
Service Charge Income	29,432	29,435
	<u>29,432</u>	<u>29,435</u>
<b>Expenditure</b>		
Lift Maintenance	(2,145)	-
Access	(617)	(7)
Insurance	(3,002)	(3,607)
Light and Heat	(5,017)	(3,271)
Cleaning	(3,302)	(2,224)
Repairs and maintenance	(9,393)	(6,430)
Managing Agent Fees	(2,829)	(2,829)
Fire Alarms	(2,392)	(6,611)
Accountancy fees	(1,061)	-
Auditors remuneration	-	(1,061)
Bank charges	(87)	(66)
Transfer to sinking fund	(1,159)	(886)
General expenses	(171)	(969)
	<u>(31,175)</u>	<u>(27,961)</u>
Other interest receivable and similar income	1	-
<b>Surplus/(deficit) for the year</b>	<u>(1,742)</u>	<u>1,474</u>