
**CRAIGLANDS HOUSE MANAGEMENT COMPANY COMPANY LIMITED BY
GUARANTEE**

(A Company Limited by Guarantee)

UNAUDITED

ABRIDGED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

CRAIGLANDS HOUSE MANAGEMENT COMPANY COMPANY LIMITED BY GUARANTEE
(A Company Limited by Guarantee)

COMPANY INFORMATION

DIRECTORS

Conor Roche
Erica Murray (resigned 25 March 2025)
Richard Murphy
Paul Hatton
Elizabeth Faulkner (resigned 23 September 2025)
Terence Keogh
Eric Luke
Coleen O'Reilly
Paul Collins

COMPANY SECRETARY

Coleen O'Reilly

REGISTERED NUMBER

121276

REGISTERED OFFICE

1 Craiglands
Ardeevin Road
Dalkey
Co. Dublin

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CRAIGLANDS HOUSE MANAGEMENT COMPANY COMPANY LIMITED BY GUARANTEE
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DIRECTORS' RESPONSIBILITIES STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 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 the law the directors have elected to prepare the financial statements in accordance with Companies Act 2014 and accounting standards issued by the Financial Reporting Council including FRS 102 "The Financial Reporting Standard applicable in the UK and Ireland", (Generally Accepted Accounting Practice in Ireland). Under the 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 to the financial year end 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 for the company financial statements and then apply them consistently;
- make judgments and 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 and enable the financial statements to be 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.


DIRECTORS' DECLARATION ON UNAUDITED FINANCIAL STATEMENTS

In relation to the financial statements as set out on pages 2 to 7:

- The Directors approve these financial statements and confirm that they are responsible for them, including selecting the appropriate accounting policies, applying them consistently and making, on a reasonable and prudent basis, the judgments underlying them. They have been prepared on the going concern basis on the grounds that the Company will continue in business.
- The Directors confirm that they have made available all the Company's accounting records and provided all the information necessary for the compilation of the financial statements.
- The Directors confirm that to the best of their knowledge and belief, the accounting records reflect all the transactions of the Company for the year ended 31 December 2025.

On behalf of the board

Signed by:

D1DA87B54487486...
Conor Roche
Director

Signed by:

53F58CA9948C420...
Paul Collins
Director

Date: 27-03-2026

CRAIGLANDS HOUSE MANAGEMENT COMPANY COMPANY LIMITED BY GUARANTEE
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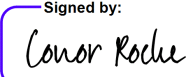
ABRIDGED STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2025


	Note	2025 €	2024 €
CURRENT ASSETS			
Debtors: amounts falling due within one year	6	1,557	1,105
Cash at bank and in hand	7	44,560	27,065
		<u>46,117</u>	<u>28,170</u>
Creditors: amounts falling due within one year	8	(12,956)	(4,251)
NET ASSETS		<u><u>33,161</u></u>	<u><u>23,919</u></u>
CAPITAL AND RESERVES			
Sinking fund	9	22,018	9,500
Members general fund	9	11,143	14,419
SHAREHOLDERS' FUNDS		<u><u>33,161</u></u>	<u><u>23,919</u></u>

We, as Directors of Craiglands House Management Company Company Limited by Guarantee, state that:

- (a) these financial statements have been prepared in accordance with the small companies regime.
 (b) the Company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014.
 (c) the Company is availing itself of the exemption on the grounds that the conditions specified in section 358 are satisfied.
 (d) the members of the Company have not served a notice on the Company under section 334(1) in accordance with section 334(2).
 (e) 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 state 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 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.
 (f) the Company has relied on the specific exemptions contained in section 352 of the Companies Act 2014; the Company has done so on the grounds that it is entitled to the benefit of that exemption as a small Company and the abridged financial statements have been properly prepared in accordance with section 353 of the Companies Act 2014.

The financial statements were approved and authorised for issue by the board:

Signed by:

 D4DA87B54487486...
Conor Roche
 Director

Signed by:

 53F58CA9918C420...
Paul Collins
 Director

Date: 27-03-2026

CRAIGLANDS HOUSE MANAGEMENT COMPANY COMPANY LIMITED BY GUARANTEE
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STATEMENT OF CHANGES IN FUNDS
FOR THE YEAR ENDED 31 DECEMBER 2025

	Sinking Fund	Members' General Fund	Total Fund
	€	€	€
At 1 January 2024	1,500	7,521	9,021
COMPREHENSIVE INCOME FOR THE YEAR			
Excess of expenditure over income	-	14,898	14,898
Transfer from Sinking Fund	-	(8,000)	(8,000)
Transfer to Member's General Fund	8,000	-	8,000
At 1 January 2025	9,500	14,419	23,919
COMPREHENSIVE INCOME FOR THE YEAR			
Excess of income over expenditure	-	9,242	9,242
Transfer to Sinking Fund	-	(12,518)	(12,518)
Transfer from Members' General Fund	12,518	-	12,518
AT 31 DECEMBER 2025	22,018	11,143	33,161

The notes on pages 4 to 7 form part of these financial statements.

CRAIGLANDS HOUSE MANAGEMENT COMPANY COMPANY LIMITED BY GUARANTEE
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NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

1. GENERAL INFORMATION

Craiglands House Management Company Limited ("the Company") is engaged in the management of the common areas of the residential properties at Craiglands, Ardeevin Road, Dalkey, Co. Dublin. The company is limited by guarantee and tax resident in Ireland. Its registered office is at 1 Craiglands, Ardeevin Road, Dalkey, Co. Dublin and its registered number is 121276.

2. ACCOUNTING POLICIES

2.1 BASIS OF PREPARATION OF FINANCIAL STATEMENTS

The financial statements have been prepared on the going concern basis, under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2014.

The following principal accounting policies have been applied:

2.2 INCOME AND EXPENDITURE

Income and Expenses are included in the Financial Statements as they become receivable or due.

Expenses include VAT where applicable as the company cannot reclaim it.

2.3 TANGIBLE ASSETS

The Company's sole asset comprises the common areas of a property development located at Craiglands, Ardeevin Road, Dalkey, Co. Dublin. The property was acquired at no cost to the company. In the opinion of the directors it is appropriate to record the property at €nil given its cost having regard to its €nil realisable value.

2.4 DEBTORS

Short-term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

2.5 CASH AND CASH EQUIVALENTS

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.6 CREDITORS

Short term creditors are measured at the transaction price.

CRAIGLANDS HOUSE MANAGEMENT COMPANY COMPANY LIMITED BY GUARANTEE
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NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

2. ACCOUNTING POLICIES (CONTINUED)

2.7 CASH FLOW STATEMENT EXEMPTION

The company has availed of the exemption contained in Section 1A of FRS 102 and as a result have elected not to prepare a cash flow statement.

2.8 SINKING FUND

In accordance with the indenture between the management company and the members of the company, an annual charge is levied on the members to provide reserve fund for future expenses, liabilities or payments whether certain or contingent and whether obligatory or discretionary.

2.9 INTEREST INCOME

Interest income is recognised in profit or loss using the effective interest method.

3. EMPLOYEES

The Company has no employees other than the Directors, who did not receive any remuneration (2024 - €NIL).

4. TAXATION

The Company has obtained exemption from Revenue Commissioners in respect of Corporation tax, it being a company not carrying on a business for the purpose of making a profit. DIRT tax is payable on any interest income received in excess of €32.

5. INSURANCE

The amount of insurance cover which has been put in place in respect of the development for the year was as follows.

	Premium Charged	Insurance Provider	Level of cover provided
Public liability	€1,134	Dolmen Underwriting	€6,500,000
Employers liability		Dolmen Underwriting	€10,000,000
Directors & Officers liability	€607	AIG Europe S.A.	€500,000

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

6. DEBTORS

	2025	2024
	€	€
Trade debtors	585	133

CRAIGLANDS HOUSE MANAGEMENT COMPANY COMPANY LIMITED BY GUARANTEE
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NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

6. DEBTORS (CONTINUED)

Prepayments	972	972
	<u>1,557</u>	<u>1,105</u>

7. CASH AND CASH EQUIVALENTS

	2025 €	2024 €
AIB Current Account	22,542	17,565
AIB Sinking Fund	22,018	9,500
	<u>44,560</u>	<u>27,065</u>

Craiglands House Management Company Company Limited by Guarantee has transferred €12,500 from AIB current to sinking fund accounts during the year. Included in the sinking fund balance at the year end was €18 bank interest received.

8. CREDITORS: Amounts falling due within one year

	2025 €	2024 €
Service charges paid in advance	148	631
Creditors and accruals	12,808	3,620
	<u>12,956</u>	<u>4,251</u>

9. MULTI UNIT DEVELOPMENT ACT 2011

The Company has established a sinking fund in compliance with the requirement of the MUD Act 2011. The Act states that the owner of each unit has an obligation to make a payment to the sinking fund. The contributions made to the sinking fund should be held in a separate bank account and such funds should be used only for expenditure on maintenance of a non-recurring nature.

During the year, a contribution of €12,500 (€595 per unit) and this amount was transferred to the sinking fund bank account at year end. Included in the sinking fund balance at the year end was €18 bank interest received during the year. At 31 December 2025, the balance of the sinking fund was €22,018 (2023: €9,500).

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NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

10. SHARE CAPITAL/LIMITED LIABILITY

The company is limited by guarantee, not having a share capital and consequently the liability of members is limited, subject to an undertaking by each member to contribute to the net assets or liabilities of the company on winding up such amounts as may be required not exceeding one Euro (€1).

11. RELATED PARTY TRANSACTIONS

Richard Murphy, Terence Keogh, Paul Hatton, Elizabeth Faulkner (resigned on 23 September 2025), Erica Murray (Resigned on 25 March 2025), Conor Roche, Eric Luke, Coleen O'Reilly and Paul Collins are directors of the company. During the year, service charges of €1,900 were levied to each of the units owned by the directors. A balance of €185 was outstanding from the directors at the year end (2024: €133).

12. APPROVAL OF FINANCIAL STATEMENTS

The board of Directors approved these financial statements for issue on 27-03-2026