

Summerseat Court Management Company CLG

Directors' report and
financial statements

Year ended 30 April 2024

Summerseat Court Management Company CLG

Directors' report and financial statements

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Summerseat Court Management Company CLG

Directors and other information

Directors

Kamil Bejm
Sandra Byrne

Secretary

Sandra Byrne

Accountants

Crann Lennon & Co Limited
Chartered Certified Accountants
3rd Floor
Ormond Building
31- 36 Upper Ormond Quay
Dublin 7 D07EE37

Managing agents

Revoll Property Management
11 Burrow Road,
Sutton,
Dublin 13.

Registered office

11 Burrow Road,
Sutton,
Dublin 13.

Bankers

AIB,
Main Street,
Rathfarnham,
Dublin 16

Company number:

367803

Summerseat Court Management Company CLG

Directors' Report

The directors submit their report together with the financial statements of the company for the year ended 30 April 2024.

Company Status

The company is a company limited by a guarantee of the members without a share capital.

Principal Activity and Review of Business Developments

The company is an owners' management company (OMC). The company was established for the purposes of becoming the owner of the common areas of the residential development located at Summerseat Court, Clonee, Co Meath and the management, maintenance and repair of these areas. The company has acquired legal title to the common areas of the residential complex and assumed responsibility for the maintenance and upkeep of the common areas.

In the current economic environment, the directors wish to avoid any increase in management fees to members. To achieve this objective the directors, have where possible obtained price reductions from suppliers and have sought to collect all management fees from members in a timely manner.

In order to continue to maintain management fees at the current level, the future cooperation of members will be required in the payment of management fees within thirty days of the issue of the fee invoices.

Principal risks facing the company

In common with many owner management companies, the company faces increased demands from members to deliver a more cost-efficient service. These demands require significant cost savings and efficiencies in the delivery of the management service. The board will continue to strive to achieve savings and efficiencies but we may not be able to maintain the current level of management fees in future years due to continued upward pressure on service costs.

Collection of management fees in a timely manner continues to be a challenge for the company. The board has adopted a robust approach to the collection of arrears of management fees and this approach will continue in the future. Where necessary the company will instigate legal action to collect outstanding fees.

In accordance with the requirement of Section 19 of the Multi-Unit Development Act 2011 a sinking fund has been established by the company to meet the cost of large, non-regular repair and maintenance work. While the board is aware in relation to the size of the sinking fund that is appropriate to meet likely future non-regular repair and maintenance work, the inherent uncertainty in budgeting for such costs, means that the future value of the fund could prove insufficient. In such a situation, members would be required to make increased annual contributions or an additional once off contribution to ensure that the company would have sufficient resources to meet all its obligations. The board will continue to review the adequacy of the sinking fund in light of future developments.

Summerseat Court Management Company CLG

Directors' Report (continued)

Results for the Year and State of Affairs

The company provides a property management service to the members of the company on a not for profit basis. The company showed an excess of income over expenditure €5,666 in the year to 30 April 2024.

Directors

The Directors, serve in accordance with the Constitution of the Company.

Post balance sheet events

There have been no significant post balance sheet events.

Annual Service Charge

The company is entitled to receive service charges from 76 property units. The aggregate of service charges billed for the year ending 30 April 2024 was €70,860 (2023: €59,880).

Building Investment Works

There are no Building Investment Works planned for the coming financial year.

Insurance

The building sum insured in the development for the year ending 30 April 2024 is €13,000,000. The level of insurance cover is agreed with the insurance broker and is considered by the directors to be sufficient. Limit of indemnity is €13,000,000 for any one accident.

The building cover is written on a fire and special peril basis. The principle risks covered are fire, lighting, explosion, aircraft, earthquake, riot, civil commotion, storm, tempest subterranean, flood escape of water from any tank apparatus or pipe, impact, accidental damage, 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.

Fire Safety Statement

As there are no common areas owners are responsible for their own fire safety.

Accounting records

The directors believe that they have complied with the requirements Section 281 to 286 of the Companies Act 2014 with regard to books of account by employing accounting personnel with appropriate expertise and by providing adequate resources to the financial function. The books of account of the company are maintained at Revill Property Management, 11 Burrow Road, Sutton, Dublin 13.

On behalf of the board

Director Kamil Bejm

Director Sandra Byrne

Date 13.9.2024

Date 13.9.2024

Summerseat Court Management Company CLG

Directors' Responsibility Statement

In relation to the financial statements including accounting policies as set out on pages

8 to 14

- 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 FRS 105 “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 results of the company for the financial year and otherwise comply with the Companies Act 2014.
- 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 to Crann Lennon & Co Limited the company’s accounting records and provided all the information necessary for the compilation and independent examination 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 30 April 2024

On behalf of the board

Director Kamil Bejm

Director Sandra Byrne

Date 13.9.2024

Date 13.9.2024

Independent accountants' report to the members, directors and managing agents on the financial statements of Summerseat Court Management Company CLG for the year ended 30.4.2024

We have examined and compiled the Financial Statements of Summerseat Court Management Company CLG which comprise the Accounting Policies, Income & Expenditure Account, Balance Sheet and related notes as prepared, from the books of account and information and explanations given to us by the Managing Agents.

Our work is to report to the Members and Directors that we have examined the financial statements and the underlying books and records, and received answers to all our questions. We do not accept responsibility to any other party for our work.

Respective responsibilities of directors and accountants

As described on page 6 it is the company's directors responsibility to ensure the company maintains proper books of account and prepare Financial Statements which give a true and fair view, and which have been properly prepared in accordance with the Companies' Act 2014, and comply with Accounting Standard FRS105.

The directors are also responsible for deciding, on an annual basis, whether the company is entitled to avail of the exemption from statutory audit in accordance with the Companies' Act 2014, and have done so in respect of the year reported on.

It is our responsibility to examine the Financial Statements of Summerseat Court Management Company CLG and to confirm they have been prepared from the accounting records, and information and explanations supplied to us by the managing agents, and we have done so.

Scope of Work

We confirm that the Financial Statements agree with the books and accounts, and comply with the Companies' Act 2014, and Accounting Standard FRS105. We confirm we received all the information and explanations we requested. We confirm that we are not aware of any additional information which should be reported.

As a firm regulated by the Association of Chartered Certified Accountants our work will be carried out in accordance with the Technical Factsheet 163 Audit Exempt Companies – ACCA Accounts Preparation Report 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.

Declan O'Shea
Crann Lennon & Co Limited
Chartered Certified Accountants
3rd Floor
Ormond Building
31- 36 Upper Ormond Quay
Dublin 7

Date: 13.9.2024

Summerseat Court Management Company CLG

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 year ended 30 April 2024 have been prepared on the going concern basis and in accordance with FRS 105 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (FRS 105)

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 105 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" issued by the Financial Reporting Council and promulgated by the Association of Chartered Certified Accountants

Revenue Recognition

Contributions to meet annual costs

In accordance with Financial Reporting Standard No. 105 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.

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 allocated to a special designated reserve titled "sinking fund reserve". Sinking fund contributions are recognised as income in the Income and Expenditure account in the period in which they are billed after agreement by members at a general meeting.

Current assets

The current assets in the balance sheet are expected to realise, in the ordinary course of business, no less than the net book amounts at which they are stated and no adjustments need to be made.

Creditors and Accruals

Creditors and other payables are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities.

Taxation

As the company provides property management service to its members on a not for profit basis, the company is exempt from corporation tax. Consequently no charge for corporation taxation on an operating surplus is included in these financial statements.

Currency

Functional and presentation currency

Items included in the financial statements of the company are measured using the currency of the primary economic environment in which the company operates ("the functional currency"). The financial statements are presented in euro, which is the company's functional and presentation currency and is denoted by the symbol "€".

Summerseat Court Management Company CLG

Income and expenditure account for the year ended 30 April 2024

| | Notes | 2024 € | 2023 € |
|---------------------------------------|-------|-----------------|-----------------|
| Income | 2 | 73,908 | 59,880 |
| Operating expenses | | <u>(68,242)</u> | <u>(64,090)</u> |
| Surplus for the financial year | 9 | 5,666 | (4,210) |
| | | ===== | ===== |

The income and excess of income over expenditure relate to continuing operations as no businesses were acquired or disposed of in 2024 or 2023.

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

On behalf of the board

Director Kamil Bejm

Director Sandra Byrne

Date 13.9.2024

Date 13.9.2024

Summerseat Court Management Company CLG

Balance sheet as at 30 April 2024

| | <i>Notes</i> | 2024 € | 2023 € |
|---|--------------|------------------------|------------------------|
| Current Assets | | | |
| Debtors & Prepayments | 6 | 22,562 | 16,846 |
| Cash at bank and in hand | | <u>83,390</u> | <u>82,751</u> |
| | | 105,592 | 99,597 |
| Creditors: amounts falling due within one year | 7 | <u>(12,700)</u> | <u>(11,921)</u> |
| Net Assets | | 92,892 ===== | 87,676 ===== |
| Capital and Reserves | | | |
| General reserves | 9 | 34,131 | 28,943 |
| Sinking Fund | 10 | <u>58,761</u> | <u>58,733</u> |
| Members' Funds | | 92,892 ===== | 87,676 ===== |

I/We, as director(s) of Summerseat Court Management Company CLG, 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 a 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 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 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,

(e) the company has relied on the specified exemption contained in s.352 Companies Act 2014; and 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.

On behalf of the board

Director Kamil Bejm

Director Sandra Byrne

Date 13.9.2024

Date 13.9.2024

Summerseat Court Management Company CLG

Notes to the financial statements for the year ended 30 April 2024

1 Basis of Preparation

This set of financial statements is prepared by Summerseat Court Management Company Limited CLG in accordance with accounting standards issued by the Financial Reporting Council including FRS 105.

2 Income

All income arises from the provision of property management services on a not for profit basis to the members of the company. In the year to 30 April 2024 the annual management fee was set and approved by the members at an amount of €70,860 apportioned according to their lease agreements.

3 Tax on surplus on ordinary activities

Analysis of tax charge in the year

| | 2024 | 2023 |
|---------------------------------------|------|------|
| | € | € |
| Current tax on income of this period: | | |
| Tax on interest income | - | - |

Factors affecting tax charge for period

As a company providing a residential property management service to its members on a not for profit basis, the company applied for and was granted an exemption from corporation tax by the Revenue Commissioners in respect of tax on any operating surplus. Consequently, no charge for corporation tax on the operating surplus is included in these financial statements. The company continues to be liable to corporation tax on any interest income earned.

4 Directors remuneration and transactions

The directors are not remunerated for services provided to the company

5 Employees

The average number of persons employed during the year was 0.

Summerseat Court Management Company CLG

Notes to the financial statements for the year ended 30 April 2023

| | | | |
|----------|---|---------------|---------------|
| 6 | Debtors & Prepayments | 2024 | 2023 |
| | | € | € |
| | Service charges due | 16,520 | 10,804 |
| | Prepayments | 6,042 | 6,042 |
| | | ————— | ————— |
| | | 22,562 | 16,846 |
| | | ===== | ===== |
| 7 | Creditors: amounts falling due within one year | 2024 | 2023 |
| | | € | € |
| | General Creditors | 3,103 | 5,482 |
| | Service Charges Prepaid | 5,421 | 1,559 |
| | Accruals | 4,176 | 4,880 |
| | | ————— | ————— |
| | | 12,700 | 11,921 |
| | | ===== | ===== |

8 Capital Structure

The company is limited by guarantee of its members and has no share capital. The members have each undertaken to contribute to the assets of the company in the event of it being wound up whilst they are members, or within one year after they cease to be members, for the payment of such debts and liabilities 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 amounts as may be required but not exceeding €1.

Summerseat Court Management Company CLG

Notes to the financial statements for the year ended 30 April 2024 (continued)

9 Reserves

| Accumulated Surplus | 2024 | 2023 |
|----------------------------|----------------------|----------------------|
| | € | € |
| Opening Balance | 28,493 | 33,153 |
| Surplus for the year | 5,666 | (4,210) |
| Transfer to Sinking Fund | <u>(28)</u> | <u>(0)</u> |
| Closing Balance | <u>34,131</u> | <u>28,943</u> |
| | ===== | ===== |

10 Sinking Fund

A Sinking Fund is a maintenance fund created to fund the cost of large, non-regular repair and maintenance work. A sinking fund has been established by the company to meet these costs in the future. These funds are held in a separate designated account.

The directors and members have agreed that a current year contribution of € 10,000 to the sinking fund is appropriate to create and maintain an adequate fund to meet future non-regular repair and maintenance work.

The directors decided to maintain a sinking fund reserve in the current financial year to reflect the current sinking fund bank balance accumulated over the years of currently €58,761.

While the directors believe that the fund will be adequate to meet future costs, the inherent uncertainty in budgeting for such costs, means that the future value of the fund could prove insufficient. In such a situation, members would be required to make increased annual contributions or an additional once off contribution to ensure that the company has sufficient resources to meet all its obligations. The directors will continue to review the adequacy of the sinking fund in light of future developments.

| Accumulated Surplus | 2024 | 2023 |
|----------------------------|----------------------|----------------------|
| | € | € |
| Opening Balance | 58,733 | 58,733 |
| Transfer from Reserves | <u>28</u> | <u>0</u> |
| Closing Balance | <u>58,761</u> | <u>58,733</u> |
| | ===== | ===== |

Summerseat Court Management Company CLG

Notes to the financial statements for the year ended 30 April 2024 (continued)

11 Related party transactions

The directors were charged service charges during the year on an arm's length basis under the terms of their leases.

The Directors have identified no other transactions which are required to be disclosed .

12 Ultimate Controlling Party

The company is controlled by the members of the company. The members of the company constitute the owners of the apartments in the apartment complex known as Summerseat Court.

13 Approval of the Financial Statements

The financial statements were approved on 13.9.2024.