

**Wilber Company Limited By Guarantee**  
**Financial Statements**  
**for the financial year ended 30 April 2025**

**Raheny Accounts Limited TA Irish Accounts**  
**Chartered Certified Accountants and Statutory Auditors**  
**6 Abbey Business Park**  
**Baldoyle Industrial Estate**  
**Dublin 13**  
**D13 N738**

**Company Number: 120059**

# Wilber Company Limited By Guarantee

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## **Wilber Company Limited By Guarantee DIRECTORS AND OTHER INFORMATION**

<b>Directors</b>	Margaret McCabe Grainne Walsh Kevin Byrne (Resigned 10 June 2025) Charlotte Farrell Emma Loughney (Resigned 29 August 2025) Joseph McGearry
<b>Company Secretary</b>	Donald Hughes (Appointed 10 June 2025) Kevin Byrne (Resigned 10 June 2025)
<b>Company Number</b>	120059
<b>Registered Office</b>	46 Saint Johns Dubin 4 Ireland
<b>Business Address</b>	Professional Property Services Unit 5B Block F Nutgrove Office Park Rathfarnham Dublin 14 Ireland
<b>Auditors</b>	Raheny Accounts Limited TA Irish Accounts Chartered Certified Accountants and Statutory Auditors 6 Abbey Business Park Baldoyle Industrial Estate Dublin 13 D13 N738

# **INDEPENDENT AUDITOR'S REPORT**

## **to the Members of Wilber Company Limited By Guarantee**

### **Report on the audit of the financial statements**

#### **Opinion**

We have audited the financial statements of Wilber Company Limited By Guarantee ('the company') for the financial year ended 30 April 2025 which comprise the Income Statement, the Statement of Total Recognised Gains and Losses, the Statement of Financial Position 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 105 "The Financial Reporting Standard applicable to the Micro-Entities Regime" issued in the United Kingdom by the Financial Reporting Council.

In our opinion the financial statements:

- have been properly prepared in accordance with FRS 105 "The Financial Reporting Standard applicable to the Micro-Entities Regime";
- have been properly prepared in accordance with the requirements of the Companies Act 2014 applicable to micro companies; and
- meet the requirements to be presumed under Section 336 (3A) the Companies Act 2014 to give a true and fair view of the assets, liabilities and financial position of the company as at 30 April 2025 and of its surplus for the financial year then ended.

#### **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 the Provisions Available for Audits of Small Entities, in the circumstances set out in note 4 to the financial statements, 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.

#### **Conclusions relating to going concern**

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from the date when the financial statements are authorised for issue.

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

#### **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:

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**

The Companies Act 2014 requires us to report to you if, in our opinion, the disclosures of directors' remuneration and transactions required by sections 307 and 308 of the Act are not made. We have nothing to report in this regard.

# **INDEPENDENT AUDITOR'S REPORT**

## **to the Members of Wilber Company Limited By Guarantee**

### **Respective responsibilities and restrictions on use**

#### **Responsibilities of directors for the financial statements**

The directors are responsible for the preparation of the financial statements in accordance with the applicable financial reporting framework and for being satisfied that they comply with FRS 105 'The Financial Reporting Standard applicable to the Micro-Entities Regime' and the legal requirements applicable to micro company financial statements, and are thereby presumed, in law, to give a true and fair view. The financial statements are presumed, in law, to give a true and fair view without any consideration of any other circumstances, factors, accounting principles or disclosures. The financial reporting framework applicable to micro companies is a compliance framework and not a fair presentation framework. The directors are responsible 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 6, 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.

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**David Branigan**  
**for and on behalf of**  
**RAHENY ACCOUNTS LIMITED TA IRISH ACCOUNTS**  
Chartered Certified Accountants and Statutory Auditors  
6 Abbey Business Park  
Baldoyle Industrial Estate  
Dublin 13  
D13 N738

**19 September 2025**

# **Wilber Company Limited By Guarantee**

## **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.

# Wilber Company Limited By Guarantee INCOME STATEMENT

for the financial year ended 30 April 2025

	Notes	2025 €	2024 €
<b>Income</b>	<b>5</b>	<b>40,320</b>	40,000
<b>Expenditure</b>		<b>(25,568)</b>	(24,956)
<b>Surplus before interest</b>		<b>14,752</b>	15,044
Interest receivable and similar income		<b>14</b>	20
<b>Surplus before tax</b>		<b>14,766</b>	15,064
Tax on surplus		-	-
<b>Surplus for the financial year</b>	<b>9</b>	<b>14,766</b>	15,064

The company has no recognised gains or losses other than the surplus for the financial year. The results for the financial year have been calculated on the historical cost basis. The company's income and expenses all relate to continuing operations.

**Approved by the board on 19 September 2025 and signed on its behalf by:**

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**Grainne Walsh**  
Director

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**Charlotte Farrell**  
Director

**Wilber Company Limited By Guarantee**  
**STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES**  
for the financial year ended 30 April 2025

	2025 €	2024 €
<b>Surplus after taxation</b>	<b>14,766</b>	15,064
Total recognised gains for the financial year	<u>14,766</u>	<u>15,064</u>
<b>Total recognised gains since last annual report</b>	<u><b>14,766</b></u>	<u>15,064</u>

**Note of historical cost surpluses and deficits**

The difference between the results as disclosed in the Income Statement and the result on an unmodified historical cost basis is not material.

**Wilber Company Limited By Guarantee**  
**STATEMENT OF FINANCIAL POSITION**

as at 30 April 2025

	Notes	2025 €	2024 €
<b>Current Assets</b>			
Debtors	6	3,217	4,685
Cash at bank and in hand		132,031	114,884
		<u>135,248</u>	<u>119,569</u>
<b>Creditors: amounts falling due within one year</b>	7	<b>(3,413)</b>	<b>(2,500)</b>
<b>Net Current Assets</b>		<u>131,835</u>	<u>117,069</u>
<b>Total Assets less Current Liabilities</b>		<u>131,835</u>	<u>117,069</u>
<b>Reserves</b>			
Capital reserves and funds	9	82,202	67,202
Income and expenditure account	9	49,633	49,867
<b>Members' Funds</b>		<u>131,835</u>	<u>117,069</u>

The financial statements have been prepared in accordance with the micro companies' regime.

**Approved by the board on 19 September 2025 and signed on its behalf by:**

\_\_\_\_\_  
**Grainne Walsh**  
**Director**

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**Charlotte Farrell**  
**Director**

# Wilber Company Limited By Guarantee

## NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

### 1. General Information

Wilber Company Limited By Guarantee is a company limited by guarantee incorporated and registered in Ireland. The registered number of the company is 120059. The registered office of the company is 46 Saint Johns, Dublin 4, Ireland. 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 30 April 2025 have been prepared on the going concern basis and in accordance with FRS 105 "The Financial Reporting Standard for Micro-Entities 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. The financial reporting framework that has been applied in their preparation is the Companies Act 2014 and FRS 105 "The Financial Reporting Standard applicable to the Micro-Entities Regime" issued by the Financial Reporting Council.

The company qualifies as a micro company as defined by section 280D of the Companies Act 2014 in respect of the financial year, and has applied the rules of the 'Micro Companies Regime' in accordance with section 280E of the Companies Act 2014 and FRS 105.

#### Accounting Convention

The financial statements are prepared under the historical cost convention.

#### Income

Turnover is recognized to the extent that the the company obtains the right to consideration in exchange for its performance. Income derives from members services charges which are comprised of contributions received from the residents of St John's apartments.

#### 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.

#### Employee benefits

The directors receive no salary from the services performed. The company has no employees.

#### Taxation

Current tax represents the amount expected to be paid or recovered in respect of taxable income for the financial year and is calculated using the tax rates and laws that have been enacted or substantially enacted at the Statement of Financial Position date.

#### Foreign currencies

Monetary assets and liabilities denominated in foreign currencies are translated at the rates of exchange ruling at the balance sheet date. Transactions, during the financial year, which are denominated in foreign currencies are translated at the rates of exchange ruling at the date of the transaction. The resulting exchange differences are dealt with in the Income Statement.

## Wilber Company Limited By Guarantee

# NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

### 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 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.

### 3. 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.

### 4. Provisions Available for Audits of Small Entities

In common with many other businesses of our size and nature, we use our auditors to prepare and submit tax returns to the Revenue and to assist with the preparation of the financial statements.

### 5. Income

The whole of the company's income is derived from its principal activity which is the management of the common areas at St Johns, Park Avenue, Sandymount, Dublin 4 on a non-profit basis.

6. Debtors	2025	2024
	€	€
Trade debtors	2,890	4,275
Prepayments	327	410
	<u>3,217</u>	<u>4,685</u>
	<u><u>3,217</u></u>	<u><u>4,685</u></u>
7. Creditors	2025	2024
Amounts falling due within one year	€	€
Trade creditors	938	163
Accruals	2,475	2,337
	<u>3,413</u>	<u>2,500</u>
	<u><u>3,413</u></u>	<u><u>2,500</u></u>

### 8. 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 € 2.

**Wilber Company Limited By Guarantee**  
**NOTES TO THE FINANCIAL STATEMENTS**

for the financial year ended 30 April 2025

**9. Income Statement**

	<b>Income and expenditure account €</b>	<b>Sinking Fund €</b>	<b>Total €</b>
At 1 May 2024	49,867	67,202	117,069
Transfer of realised profit	(15,000)	-	(15,000)
Surplus for the financial year	14,766	-	14,766
Other movements	-	15,000	15,000
	<u>49,633</u>	<u>82,202</u>	<u>131,835</u>
At 30 April 2025	<u>49,633</u>	<u>82,202</u>	<u>131,835</u>

During the financial year a transfer of €15,000 was made to the sinking fund.

**10. Capital commitments**

The company had no material capital commitments at the financial year-ended 30 April 2025.

**11. Post-Balance Sheet Events**

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

**12. Approval of financial statements**

The financial statements were approved and authorised for issue by the board of directors on 19 September 2025.