

Company registration number: 322771

**Nix House Management CLG
(A Company Limited by Guarantee and not having Share Capital)**

Unaudited abridged financial statements

for the financial year ended 31 August 2025

Nix House Management CLG
(A Company Limited by Guarantee and not having Share Capital)

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Nix House Management CLG
Company limited by guarantee

Directors and other information

Directors	Amanda Smyth Conor O'Raghallaigh
Secretary	Conor O'Raghallaigh
Company number	322771
Registered office	Paramount Estates Limited 1st Floor Sandyford Hall Sandyford Hall Avenue Dublin 18 D18 K229
Business address	Paramount Estates Limited 1st Floor Sandyford Hall Sandyford Hall Avenue Dublin 18 D18 K229
Accountants	Devaney & Durkin 1 Ontario Terrace Rathmines Dublin 6
Bankers	AIB Bank Cornelscourt Co Dublin

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Directors responsibilities statement

These abridged financial statements have been extracted, pursuant to section 353 of the Companies Act 2014, from the statutory financial statements prepared under section 290 of that Act. The following is the Directors Responsibilities Statement accompanying those financial statements.

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

Company law requires the directors to prepare financial statements for each financial year. Under that law, they have elected to prepare the financial statements in accordance with FRS 105 The Financial Reporting Standard applicable to the Micro-entities Regime (FRS 105).

As such the directors are responsible for preparing financial statements in accordance with the provisions of the Companies Act 2014 with which the company is obliged to comply, including the appropriate use of the going concern basis of accounting, which is consistent with those requirements, and having availed of the exemptions to which the company is entitled by virtue of qualifying for the micro companies regime and FRS 105. Thereby, 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 directors are responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the assets, liabilities, financial position and income and expenditure of the company and enable them to ensure that the financial statements comply with the Companies Act 2014. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities. The directors are also responsible for preparing a directors report that complies with the requirements of the Companies Act 2014.

Conor O'Raghallaigh
Director

Amanda Smyth
Director

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Accountants' Report to the board of directors
on the Unaudited abridged financial statements of Nix House Management CLG

In accordance with the engagement letter signed by director, 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, balance sheet 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 31 August 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 income and expenditure 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.

Devaney & Durkin
Chartered Accountants
1 Ontario Terrace
Rathmines
Dublin 6

27 January 2026

Nix House Management CLG
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Balance sheet
As at 31 August 2025

	2025	€	2024	€
	€	€	€	€
Current assets	32,854		29,839	
Prepayments	835		950	
	<u> </u>	33,689	<u> </u>	30,789
Creditors: amounts falling due within one year		<u>(2,850)</u>		<u>(2,036)</u>
Net current assets		<u>30,839</u>		<u>28,753</u>
Total assets less current liabilities		30,839		28,753
Accruals		(2,194)		(2,327)
Net assets		<u><u>28,645</u></u>		<u><u>26,426</u></u>
Capital and reserves		<u><u>28,645</u></u>		<u><u>26,426</u></u>

We, as directors of Nix House Management 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 section 358 of the Companies Act 2014 are satisfied;
- (c) 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);
- (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 income and expenditure 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; and
- (e) the company has relied on the specified exemption contained in section 352 of the Companies Act 2014; has done so on the grounds that the company is entitled to the benefit of that exemption as a micro company and the abridged financial statements have been properly prepared in accordance with section 353 of the Companies Act 2014.

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

These abridged financial statements were approved and authorised by the board of directors on 23 January 2026 and signed on behalf of the board by:

Conor O'Raghallaigh
 Director

Amanda Smyth
 Director

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Notes to the abridged financial statements
Financial year ended 31 August 2025

1. General information

The principal activity of the company is management of the residential property Phoenix Court Apartments, Infirmary Road, Dublin 7. The company is a private company limited by guarantee, registered in Ireland and its company registration number is 322771. The address of the registered office is Paramount Estates Limited, 1st Floor, Sandyford Hall, Sandyford Hall Avenue, Dublin 18.

2. Statement of compliance

These financial statements have been prepared in accordance with FRS 105, 'The Financial Reporting Standard applicable to the Micro-entities Regime'.

3. Accounting policies and measurement bases

Basis of preparation

The financial statements have been prepared on going concern basis under the historical cost convention and comply with the Companies Act 2014.

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

Income

Income represents service charges contributions receivable from unit holders for the year. For unit holders where collectability is not assured, revenue is recognised where it is probable that the economic benefits associated with the transaction will flow to the company. A provision is recognised where members deemed that collectability is not assured.

The total income of the company for the year has been derived from its principal activity, wholly undertaken in Ireland.

Taxation

The company is limited by guarantee under the Companies Act 2014 and is not established for the surplus or gain of its members. The company is solely trading for the mutual benefit of its members and is not liable to Corporation Tax.

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Notes to the abridged financial statements (continued)
Financial year ended 31 August 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 will be 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 for the period in which large, non-regular repair and maintenance work is undertaken.

The company have established a sinking fund and set up a separate designated bank account in line with the requirements of the Multi - Unit Development Act 2011.

Share capital

The company is a company limited by guarantee and not having share capital.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank.

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.

4. Limited by guarantee

The company is one limited by guarantee not having a share capital. The liability of each member, in the event of the company being wound up is €1.

5. 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.

6. Transfer of common area

The common areas have been transferred to the management company in accordance with Section 3 of the Multi - Unit Development Act 2011.

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

7. Income

Income arises from:

	2025	2024
	€	€
Service charges	19,863	19,467
Sinking fund	1,800	1,800
Levy	1,800	1,800
Interest on penalty	-	223
	<u>23,463</u>	<u>23,290</u>

The whole of the income is attributable to the principal activity of the company which is wholly undertaken in Ireland.

8. Appropriations of income and expenditure account

	2025	2024
	€	€
At the start of the financial year	26,426	34,307
Surplus/(deficit) for the financial year	2,219	(7,881)
At the end of the financial year	<u>28,645</u>	<u>26,426</u>

9. Debtors

	2025	2024
	€	€
Trade debtors	3,019	5,975
Prepayments	835	950
	<u>3,854</u>	<u>6,925</u>

10. Cash and cash equivalents

	2025	2024
	€	€
Bank current account - AIB 090	20,930	14,970
Bank deposit account - AIB 173	8,905	8,894
	<u>29,835</u>	<u>23,864</u>

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

11. Creditors: amounts falling due within one year

	2025	2024
	€	€
Trade creditors	-	122
Service charges received in advance	2,850	1,914
Accruals	2,194	2,327
	5,044	4,363
	5,044	4,363

12. Reserves

Reserves consist of members' fees in excess of expenses that have been kept for future developments and long term repairs which to be carried out in the future.

13. Capital commitments

The company had no material capital commitments at the financial year ended 31 August 2025.

14. Events after the end of the reporting period

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

15. Related party transactions

The service charges incurred by the directors are in line with the service charges charged to the other property units. One of the directors also acting as company secretary of the company.

Paramount Estates Limited took over the role of managing agent of the company on 1 June 2025 following the resignation of Sage Property Management Limited on 31 May 2025.

16. Controlling party

The company is controlled by its members and directors.

17. Approval of financial statements

The board of directors approved these abridged financial statements for issue on 23 January 2026.