Company Number: 316483

Riverway Management Company Limited by Guarantee

Directors' Report and Unaudited Financial Statements

for the financial year ended 31 December 2025

Lyndsey McHugh
Chartered Certified Accountant
17 The Green
Highlands
Drogheda
Co.Louth

Riverway Management Company Limited by Guarantee
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Riverway Management Company Limited by Guarantee
DIRECTORS AND OTHER INFORMATION

Directors	Jonathan Mason Damien Dunne Janet Martin John Grimes David Nathan Barbara Ryan
Company Secretary	Damien Dunne
Company Number	316483
Registered Office	C/o Curran Property Management B1 Swords Enterprise Park Feltrim Road Swords
Accountants	Lyndsey McHugh Chartered Certified Accountant 17 The Green Highlands Drogheda Co.Louth
Managing Agents	Curran Property Management B1 Swords Enterprise Park Feltrim Road Swords Co Dublin

DIRECTORS' REPORT

for the financial year ended 31 December 2025

The directors present their report and the unaudited financial statements for the financial year ended 31 December 2025.

Principal Activity and Review of the Business
The principal activity of the company continued to be that of residential property management whose principal activity during the year was the management of the residential complex at Rockabill, Skerries, Co Dublin

The Company is limited by guarantee not having a share capital.

There has been no significant change in these activities during the financial year ended 31 December 2025.

Financial Results
The surplus/(deficit) for the financial year amounted to €23,337 (2024 - €(40,821)).

At the end of the financial year, the company has assets of €45,980 (2024 - €66,202) and liabilities of €26,691 (2024 - €70,250). The net liabilities of the company have decreased by €23,337.

Directors and Secretary
The directors who served throughout the financial year were as follows:

Jonathan Mason
Damien Dunne
Janet Martin
John Grimes
David Nathan
Barbara Ryan

The secretary who served throughout the financial year was Damien Dunne.

In accordance with the Constitution, the directors retire by rotation and, being eligible, offer themselves for re-election.

Future Developments
The company plans to continue its present activities and current trading levels.

All capital projects will be financed through the Sinking Fund reserve and owners/members will be informed of proposed and current developments as they arise.

Post Balance Sheet Events
There have been no significant events affecting the company since the financial year-end.

Taxation Status
The company is a close company within the meaning of the Taxes Consolidation Act, 1997.

Accounting Records
To ensure that adequate accounting records are kept in accordance with sections 281 to 285 of the Companies Act 2014, the directors have contracted the services of a Curran Property Management and have maintained appropriate computerised accounting systems. The accounting records are maintained at the company's office at B1 Swords Enterprise Park, Feltrim Road, Swords, Co Dublin.

Signed on behalf of the board

Jonathan Mason
Director

Damien Dunne
Director

19 February 2026

Riverway Management Company Limited by Guarantee

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial 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 that 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. 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 for the company financial statements and then apply them consistently;
- make judgements 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.

Riverway Management Company Limited by Guarantee
CHARTERED CERTIFIED ACCOUNTANT REPORT
to the Board of Directors on the Compilation of the unaudited financial statements of Riverway Management Company Limited by Guarantee for the financial year ended 31 December 2025

In accordance with our engagement letter and in order to assist you to fulfil your duties under the Companies Act 2014, we have compiled for your approval the financial statements of the company for the financial year ended 31 December 2025 as set out on pages 7 to 13 which comprise the Income and Expenditure Account, the Balance Sheet, the Statement of Changes in Equity, the Statement of Cash Flows and the related notes from the company's accounting records and from information and explanations you have given to us.

This report is made solely to the Board of Directors of Riverway Management Company Limited by Guarantee, 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 its Board of Directors, as a body, for our work or for this report.

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 association relating to members undertaking the compilation of financial statements.

You have acknowledged on the Balance Sheet for the year ended 31 December 2025 your duty to ensure that Riverway Management Company Limited by Guarantee has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and surplus of Riverway Management Company Limited by Guarantee. You consider that Riverway Management Company Limited by Guarantee is exempt from the statutory audit requirement for the financial year.

We have not been instructed to carry out an audit or a review of the financial statements of Riverway Management Company Limited by Guarantee. For this reason, we have not verified the adequacy, 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 statutory financial statements.

LYNDSEY MCHUGH
Chartered Certified Accountant
17 The Green
Highlands
Drogheda
Co.Louth

Date: ____________________

Riverway Management Company Limited by Guarantee

INCOME AND EXPENDITURE ACCOUNT

for the financial year ended 31 December 2025

	Notes	2025 €	2024 €
Income		**161,910**	146,687
Expenditure		**(138,584)**	(187,522)
Surplus/(deficit) before interest		**23,326**	(40,835)
Interest receivable and similar income		**11**	14
Surplus/(deficit) for the financial year		**23,337**	(40,821)
Total comprehensive income		**23,337**	(40,821)

Riverway Management Company Limited by Guarantee
BALANCE SHEET
as at 31 December 2025

	Notes	2025 €	2024 €
Current Assets			
Debtors	**8**	**23,439**	32,162
Cash and cash equivalents		**22,541**	34,040
		45,980	66,202
Creditors: amounts falling due within one year	**10**	**(26,691)**	(70,250)
Net Current Assets/(Liabilities)		**19,289**	(4,048)
Total Assets less Current Liabilities		**19,289**	(4,048)
Reserves			
Income and expenditure account		**19,289**	(4,048)
Equity attributable to owners of the company		**19,289**	(4,048)

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

We as Directors of Riverway Management Company Limited by Guarantee, 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 are satisfied,

(c) the members of the company have not served a notice on the company under section 334(1) 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 profit or loss for such a financial year and to otherwise comply with the provisions of the Companies Act 2014 relating to financial statements so far as they are applicable to the company.

Approved by the board on 19 February 2026 and signed on its behalf by:

Jonathan Mason
Director

Damien Dunne
Director

Riverway Management Company Limited by Guarantee

STATEMENT OF CHANGES IN EQUITY

as at 31 December 2025

	Retained surplus/	Total
	€	€
At 1 January 2024	36,773	36,773
Deficit for the financial year	(40,821)	(40,821)
At 31 December 2024	(4,048)	(4,048)
Surplus for the financial year	23,337	23,337
At 31 December 2025	**19,289**	**19,289**

Riverway Management Company Limited by Guarantee
STATEMENT OF CASH FLOWS
for the financial year ended 31 December 2025

	Notes	2025 €	2024 €
Cash flows from operating activities			
Surplus/(deficit) for the financial year		**23,337**	(40,821)
Adjustments for:			
Interest receivable and similar income		**(11)**	(14)
		23,326	(40,835)
Movements in working capital:			
Movement in debtors		**8,723**	(2,750)
Movement in creditors		**(43,559)**	52,552
Cash (used in)/generated from operations		**(11,510)**	8,967
Cash flows from investing activities			
Interest received		**11**	14
Net (decrease)/increase in cash and cash equivalents		**(11,499)**	8,981
Cash and cash equivalents at beginning of financial year		**34,040**	25,059
Cash and cash equivalents at end of financial year	**9**	**22,541**	34,040

1. General Information

Riverway Management Company Limited by Guarantee is a company limited by guarantee incorporated and registered in Ireland. The registered number of the company is 316483. The registered office of the company is C/o Curran Property Management, B1 Swords Enterprise Park, Feltrim Road, Swords. The nature of the company's operations and its principal activities are set out in the Directors' Report. 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 31 December 2025 have been prepared on the going concern basis and in accordance with FRS 102 “The Financial Reporting Standard applicable in the UK and Republic of Ireland” (FRS 102).

Basis of preparation
The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention except for certain properties and financial instruments that are measured at revalued amounts or fair values, as explained in the accounting policies below. 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 102 “The Financial Reporting Standard applicable in the UK and Republic of Ireland” issued by the Financial Reporting Council.

The company qualifies as a small company as defined by section 280A of the Companies Act 2014 in respect of the financial year, and has applied the rules of the ‘Small Companies Regime’ in accordance with section 280C of the Companies Act 2014.

Income
Turnover comprises the invoice value of service charge fees to each owner member.

Trade and other debtors
Trade and other debtors represent amounts outstanding in respect of service charge fees as well as prepaid expenses at the year end.

Trade and other creditors
Trade and other creditors represent trade creditors, accrued expenses and owner service charge fees paid in advance at the year end.

Taxation
The company has tax exemption status under the Taxes Consolidation Act 1997. The company is therefore not required to file an annual corporation tax return and is an unregistered entity for Value Added Tax purposes where vat charged by contractors and suppliers becomes part of the cost of expenditure.

Foreign currencies
All transactions regarding monetary assets, liabilities and income and expenditure take place in Euro. There is no requirement therefore for foreign exchange.

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.

Riverway Management Company Limited by Guarantee
NOTES TO THE FINANCIAL STATEMENTS
for the financial year ended 31 December 2025

4. Common areas and location

The common areas of the development have been vested in the name of the company.

5. Service Charges

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

There are 52 units in the multi-unit development from which the company is entitled to receive service charges with aggregate service charges for the year of €109,966 along with a further €51,944 for sinking fund.

6. Insurance

The amount of insurance cover which has been put in place with AXA Insurance in respect of the development for the year was €18,573,268 with an addition cover for contents, employers liability and owners liability for a premium of €18,831. The level of insurance cover has been agreed with the insurance broker and is thought to be sufficient.

7. Employees

There were no employees during the financial year or in the previous year.

8. Debtors	**2025**	2024
	€	€
Trade debtors	**19,011**	18,904
Prepayments	**4,428**	13,258
	23,439	32,162

9. Cash and cash equivalents	**2025**	2024
	€	€
Cash and bank balances	**22,541**	34,040

10. Creditors	**2025**	2024
Amounts falling due within one year	**€**	€
Trade creditors	**10,673**	5,495
Service Charges Prepaid	**5,103**	11,486
Accruals	**10,915**	53,269
	26,691	70,250

11. 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 € 1.

12. Capital commitments

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

13. Related party transactions

Service Charges of €24,143 were levied on the directors of the company for units in the development which they own.

No amounts were outstanding at year end by directors.

14. Post-Balance Sheet Events

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

15. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 19 February 2026.

RIVERWAY MANAGEMENT COMPANY LIMITED BY GUARANTEE

SUPPLEMENTARY INFORMATION

RELATING TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

Riverway Management Company Limited by Guarantee
SUPPLEMENTARY INFORMATION RELATING TO THE FINANCIAL STATEMENTS
DETAILED INCOME AND EXPENDITURE ACCOUNT
for the financial year ended 31 December 2025

	2025	2024
	€	€
Income	**161,910**	146,687
Expenditure		
Management Agent Fees	**12,857**	12,564
Insurance	**18,984**	15,655
Power, light and heat	**6,386**	6,092
Cleaning	**9,005**	9,562
Property repairs and maintenance	**29,121**	20,082
Repairs - Non Recurring	**26,481**	83,544
Security and Fire Alarm	**521**	1,553
Ground Maintenance	**9,186**	10,755
Waste Disposal	**11,021**	11,762
Lift maintenance	**13,100**	12,164
Legal and professional	**(277)**	277
Accountancy Fees	**1,865**	2,665
Bank charges	**334**	348
General expenses	**-**	499
	138,584	187,522
Miscellaneous income		
Bank interest	**11**	14
Net surplus/(deficit)	**23,337**	(40,821)