

Registered number: 460726

Station Hill Management Company Limited by Guarantee

Unaudited

Directors' Report and Financial Statements

For the Financial Year Ended 30 September 2025

Station Hill Management Company Limited by Guarantee

Company Information

Directors	Gerard Gannon Aidan Kenny
Company secretary	Mark Magee
Registered number	460726
Registered office	36 - 41 Dunboyne Business Park Dunboyne Co. Meath
Accountants	Azets Ireland Limited Chartered Accountants 3rd Floor 40 Mespil Road Dublin 4

Station Hill Management Company Limited by Guarantee

Contents

	Page
Directors' Report	1
Directors' Responsibilities Statement	2
Accountants' Report	3
Income and Expenditure Account	4
Balance Sheet	5
Notes to the Financial Statements	6 - 7

Station Hill Management Company Limited by Guarantee

Directors' Report For the Financial Year Ended 30 September 2025

The directors present their annual report and unaudited financial statements for the financial year ended 30 September 2025.

Principal activities

The company was established as a not for profit management company for a residential development. The company continues to be dormant with no activity.

Results and dividends

The surplus for the financial year, after taxation, amounted to €NIL (2024 - €NIL).

The directors do not recommend payment of a dividend as the company is one limited by guarantee and not having share capital.

Directors

The directors who served during the financial year were:

Gerard Gannon
Aidan Kenny

Political contributions

The company made no political contributions during the financial year.

Accounting records

The measures taken by the directors to ensure compliance with the requirements of Sections 281 to 285 of the Companies Act 2014 with regard to the keeping of accounting records, are the employment of appropriately qualified accounting personnel and the maintenance of computerised accounting systems. The company's accounting records are maintained at the company's registered office at 36 - 41 Dunboyne Business Park, Dunboyne, Co. Meath.

Future developments

The directors will continue to develop the activities of the company in the ensuing year.

Post balance sheet events

Post year end, the common areas of the development were transferred to Station Hill Management Company Limited by Guarantee as part of the sale of the development.

There have been no other significant events affecting the Company since the year end.

The report of the directors has been prepared taking advantage of the small companies' exemption of Companies Act 2014.

This report was approved by the board on _____ and signed on its behalf.

Gerard Gannon
Director

Aidan Kenny
Director

23 February 2026

Station Hill Management Company Limited by Guarantee

Directors' Responsibilities Statement For the Financial Year Ended 30 September 2025

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with Irish law and regulations.

Irish company law requires the directors to prepare the financial statements for each financial year. Under the law, the directors have elected to prepare the financial statements in accordance with the Companies Act 2014 and Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

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, of the profit or loss for that 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's financial statements and then apply them consistently;
- make judgments 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 profit or loss of the Company to be determined with reasonable accuracy and 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.

Directors' declaration on unaudited financial statements

In relation to the financial statements as set out on pages 4 to 7:

- The directors approve these financial statements and confirm that they are responsible for them, including selecting the appropriate accounting policies for the Company's financial statements, applying them consistently and making, on a reasonable and prudent basis, the judgments underlying them. They have been prepared on a going concern basis on the grounds that the Company will continue in business.
- The directors confirm that they have made available to Azets Ireland Limited, Chartered Accountants, 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 financial year ended 30 September 2025.

On behalf of the board

Gerard Gannon
Director

Aidan Kenny
Director

Date: 23 February 2026

Station Hill Management Company Limited by Guarantee

Chartered Accountants' Report to the Board of Directors on the Unaudited Financial Statements of Station Hill Management Company Limited by Guarantee for the Financial Year Ended 30 September 2025

In order to assist you to fulfil your duties under the Companies Act 2014, we have compiled the financial statements of Station Hill Management Company Limited by Guarantee for the financial year ended 30 September 2025 which comprise the Income and Expenditure Account, the Balance Sheet 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 Station Hill Management Company Limited by Guarantee, as a body, in accordance with the terms of our engagement letter. Our work has been undertaken solely 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 the Board of Directors of Station Hill Management Company Limited by Guarantee, as a body, 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 Station Hill Management Company Limited by Guarantee and its Board of Directors, as a body, for our work or for this report.

We have carried out this engagement in accordance with technical 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 as at 30 September 2025 your duty to ensure that Station Hill Management Company Limited by Guarantee has kept proper accounting records and to prepare financial statements that give a true and fair view under the Companies Act 2014. You consider that Station Hill 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 of the financial statements of Station Hill Management Company Limited by Guarantee. 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.

Azets Ireland Limited
Chartered Accountants
3rd Floor
40 Mespil Road
Dublin 4

Date: 24 February 2026

Station Hill Management Company Limited by Guarantee

**Income and Expenditure Account
For the Financial Year Ended 30 September 2025**

	2025 €	2024 €
Surplus before tax	-	-
Tax on profit	-	-
Surplus after tax	<u>-</u>	<u>-</u>

The company has yet to commence trading and there was no retained earnings brought forward or carried forward.

The notes on pages 6 to 7 form part of these financial statements.

Station Hill Management Company Limited by Guarantee

Balance Sheet As at 30 September 2025

	2025 €	2024 €
Total assets less current liabilities	-	-
Net assets	-	-
Capital and reserves		
Members' funds	-	-

We, as directors of Station Hill Management 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 profit or loss 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.

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

Gerard Gannon
Director

Aidan Kenny
Director

Date: 23 February 2026

The notes on pages 6 to 7 form part of these financial statements.

Station Hill Management Company Limited by Guarantee

Notes to the Financial Statements For the Financial Year Ended 30 September 2025

1. General information

These financial statements comprising the Income and Expenditure Account, the Balance Sheet and the related notes constitute the individual financial statements of Station Hill Management Company Limited by Guarantee for the financial year ended 30 September 2025.

Station Hill Management Company Limited by Guarantee is a company limited by guarantee, incorporated in the Republic of Ireland. The Registered Office is 36 - 41 Dunboyne Business Park, Dunboyne, Co. Meath (Registered number: 460726), which is also the principal place of business of the company. The nature of the company's operations and its principal activities are set out in the Director's Report.

Statement of Compliance

The financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (FRS 102), as adapted by Section 1A.

Currency

The financial statements have been presented in Euro (€) which is also the functional currency of the company.

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.

2. Accounting policies

2.1 Basis of preparation of financial statements

The financial statements have been prepared on a 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 company has taken advantage of the disclosure option of preparing a single statement of surplus and deficit and retained earnings as permitted by the FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland".

2.2 Compliance fees

Statutory compliance fees are borne by the controlling party.

2.3 Taxation

Current tax represents the amount of tax payable or receivable in respect of the taxable surplus (or deficit) for the current or past reporting periods. The tax status of the company is that its' activities are deemed "mutual activities" by tax authorities, which are not taxable. The company however does pay tax on deposit interest and any third party income earned.

3. Employees

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

Station Hill Management Company Limited by Guarantee

Notes to the Financial Statements For the Financial Year Ended 30 September 2025

4. Company status

The company is limited by guarantee. Every member of the company undertakes to contribute to the assets of the company, in the event of the same being wound up while he or she is a member or within one year after he or she ceases to be a member, for payment of debts and liabilities of the company contracted before he or she ceases to be a member, and of the costs, charges and expenses of winding up, and for the adjustment of the rights of the contributories among themselves, such amount as may be required not exceeding €1.

5. Post balance sheet events

Post year end, the common areas of the development were transferred to Station Hill Management Company Limited by Guarantee as part of the sale of the development.

There have been no other significant events affecting the Company since the year end.

6. Controlling party

The company is controlled by the developer, Gerard Gannon.

7. Approval of financial statements

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