
RIVERLANE HOUSE MANAGEMENT COMPANY COMPANY LIMITED BY GUARANTEE

Directors and other information.

DIRECTORS:

Frank Ranalow (resigned 11/04/2025)
Pieter Zwarts
Daniel Janon (appointed 11/04/2025)

SECRETARY:

Yvonne Ranalow (resigned 11/04/2025)
Pieter Zwarts (appointed 11/04/2025)

REGISTERED OFFICE:

89 College Green
Ennis,
Co. Clare.

SOLICITORS:

MMOD Solicitors
Wood Quay,
Clonroad Beg
Ennis,
Co. Clare.

BANKERS:

Allied Irish Banks plc.,
Bank Place,
Ennis,
Co. Clare

AUDITORS:

F.D.C. and Associates Limited
8 Carmody Street Business Park,
Ennis,
Co. Clare.

Statement of Directors Responsibilities

Company law requires the Directors to ensure that the Company prepares financial statements for each financial year which give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period. In this regard the Directors are required to ensure:-

- the selection of suitable accounting policies and then apply them consistently;
- the making of judgements and estimates that are responsible and prudent;
- the disclosure and explanation of any material departures from applicable accounting standards;
- the preparation of the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Directors are required to take all reasonable steps to secure compliance by the Company with its obligations in relation to the preparation and maintenance of proper books of account and financial statements which disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2014. The Directors have a general duty to act in the best interest of the Company and are required to take such steps as are reasonably open to safeguard the assets of the Company and to prevent and detect fraud and other irregularities.

Auditors Special Report pursuant to Section 356 of the Companies Act 2014

We have examined the abridged financial statements for the year ended 31st March, 2025 on pages 8 to 10, which the directors of Riverlane House Management Company Company Limited by Guarantee propose to annex to the annual return of the company; and the financial statements to be laid before the Annual General Meeting, which form the basis for those abridged financial statements.

This report is made solely to the company's directors as a body, in accordance with Section 356 of the Companies Act 2014. Our work has been undertaken so that we might state to the company's directors those matters we are required to state to them under section 356 of the Companies Act, 2014 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 directors as a body, for our work, for this report, or for the opinion we have formed.

Respective responsibilities of directors and auditors

The directors are responsible for preparing abridged financial statements which comply with Section 352 of the Companies Act 2014. It is our responsibility to form an independent opinion that the directors are entitled to annex abridged financial statements to the annual return of the company and that those abridged financial statements have been properly prepared in accordance with those sections and to report our opinion to you.

Basis of opinion

The scope of our work for the purpose of this report was limited to confirming that the directors are entitled to annex abridged financial statements to the annual return and that those abridged financial statements have been properly prepared, pursuant to sections 347/348 of the Companies Act, 2014, from the financial statements to be laid before the Annual General Meeting. The scope of our work for the purpose of this report did not include examining or dealing with events after the date of our report on the full financial statements.

Opinion

In our opinion the directors are entitled under Section 352 of the Companies Act 2014 to annex to the annual return of the company abridged financial statements and those abridged financial statements have been properly prepared pursuant to Section 353 of that Act (exemptions available to small and medium-sized companies).

Other information

We reported, as auditors of the company, to the shareholders on the financial statements for the year ended 31st March 2025, and the full text of our audit report is reproduced on pages 8 to 10 of these financial statements.

FDC and Associates Ltd**Date: 23rd February, 2026**

Independent Report of the Auditor.

Opinion

We have audited the financial statements of Riverlane House Management Company Company Limited by Guarantee for the year ended 31st March 2025 which comprise of the Income & Expenditure account, Statement of changes and funds, the Balance Sheet and the notes to the financial statements, including the summary of significant accounting policies set out in note 1. The financial reporting framework that has been applied in their preparation is Irish law and FRS102 The Financial Reporting Standard applicable in the UK and Republic of Ireland, applying section 1A of the standard.

In our opinion the Financial Statements:

- give a true and fair view of the assets liabilities and financial position of the company as at 31st March, 2025 and of its surplus for the year then ended;
- have been prepared in accordance with FRS 102 the Financial Reporting Standard applicable in the UK and Republic of Ireland; applying section 1A of that standard and
- have been properly prepared in accordance with the requirements of the Companies Act 2014.

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 ethical requirements that are relevant to our audit of financial statements in Ireland, including the Irish Auditing and Accounting Services Authority Ethical Standard and the provisions available for small entities, in the circumstances set out in note 14 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

We have nothing to report in respect of the following matters in relation to which ISAs (Ireland) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the companys' ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Independent Report of the Auditor.

Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The directors are responsible for the other information.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, 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 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.

Based solely on the work undertaken in the course of the audit, we report that:

- We have obtained all the information and explanations which we considered were necessary for the purposes of our audit.
- The accounting records of the company were sufficient to permit the financial statements to be readily and properly audited.
- The financial statements are in agreement with the accounting records.
- The information given in the directors report is consistent with the financial statements; and
- The directors report has been prepared in accordance with the Companies Act 2014.

Matters on which we are required to report by exception

Based on the knowledge and understanding of the company and its environment obtained in the course of the audit we have not identified any material statements in the directors report.

The Companies Act 2014 requires us to report to you if, in our opinion the disclosure of directors' remuneration and transactions required by sections 305-312 of the act are not made. We have nothing to report in this regard.

Independent Report of the Auditor.

Responsibilities of directors for the financial statements

As explained more fully in the Directors' Responsibilities Statement set out on page 2, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and 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, as 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 operations, 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.

Further details relating to our work as auditor is set out in the Scope of Responsibilities Statement contained in the appendix of this report, 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 auditors' 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 members as a body, for our audit work, for this report or for the opinions we have formed.

Enda Ryan
for and on behalf of
FDC and Associates Limited
Statutory Auditors and Accountants.
8 Carmody St. Business Park,
Ennis, Co. Clare.

Date: 23rd February, 2026

Appendix to the Independent Auditors Report

Further information regarding the scope of our responsibilities as auditor

As part of an audit in accordance with ISAs (Ireland), we exercise professional judgment 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 director's 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 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 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.

RIVERLANE HOUSE MANAGEMENT COMPANY COMPANY LIMITED BY GUARANTEE

Abridged Balance Sheet as at 31st March, 2025

	2025 €	2024 €
<u>Current Assets</u>		
Cash at Bank	8,936	6,436
Debtors	12,954	6,257
	<u>21,890</u>	<u>12,693</u>
	=====	=====
<u>Creditors</u> (Amounts falling due within one year)	(2,512)	(1,080)
	<u>19,378</u>	<u>11,613</u>
	=====	=====
<u>Net Assets</u>		
 <u>Capital and Reserves</u>		
Sinking Fund	8,934	7,534
Members General Fund	10,444	4,079
	<u>19,378</u>	<u>11,613</u>
	=====	=====

The company had relied on the specified exemption contained in section 352 Companies Act 2014; the company has done so on the grounds that it is entitled to the benefit of that exemption as a small company and confirm that the abridged Financial Statements have been prepared in accordance with section 353 Companies Act 2014.

The financial statements were approved by the board 23rd February, 2026 on and signed on its behalf by

Pieter Zwarts
Director

Daniel Janon
Director

Notes to abridged financial statements.

1. Statement of Accounting policies**General Information**

The principal activity of the company is management of apartments at Riverlane, Parnell Street, Ennis, Co. Clare. The Company's registered office is 89 College Green, Ennis, Co. Clare. The company is a limited by guarantee company incorporated in the Republic of Ireland and its company registration number is 275859.

The following accounting policies adopted by the company and applied in the preparation of these financial statements are as follows.

Basis of Preparation

The Financial Statement are prepared on the going concern basis, under the historical cost convention, and comply with the financial reporting standards of the Financial Reporting Council and the Companies Act 2014.

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

Cash at bank

Cash and Cash equivalents include cash on hand, demand deposits and other short-term highly liquid investments with original maturities of three months or less. Bank overdrafts are shown within borrowings in current liability on the statement of financial position.

Cash Flow statement exemption

The Company has availed of the exemption contained in Section 1A of FRS 102 and as a result have elected not to prepare a cash flow statement.

2. Employees & Remuneration

The Company had no employees during the year. No directors remuneration was paid during the year.

3. Directors of the Company

The present membership of the board is listed on the 'Directors and other information' page 1. No member of the Board of Directors received any remuneration during the year.

Notes to abridged financial statements.

4. Share Capital

The company is limited by guarantee, not having a share capital and consequently the liability of members is limited, subject to an undertaking by each member to contribute to the net assets or liabilities of the company on winding up such amounts as may be required not exceeding one Euro (€1).

5. Related Party Transaction

Service charges of €4,696 were levied on the Directors of the company for units in the development which they own.

6. Approval of Financial Statements

The director approved the Financial Statements on the 23rd February, 2026.