

Company registration number: 345077

**DUNREE APARTMENTS MANAGEMENT COMPANY COMPANY LIMITED BY GUARANTEE
(A Company Limited by Guarantee and not having Share Capital)**

Unaudited abridged financial statements

for the financial year ended 31 March 2025

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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 Generally Accepted Accounting Practice in Ireland including the accounting standards issued by the Financial Reporting Council and promulgated by Chartered Accountants Ireland.

Irish company law requires the directors to prepare 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 FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" issued by the Financial Reporting Council, and promulgated by the Institute of Chartered Accountants in 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 and of the profit or loss 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 judgments and 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, 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.

DUNREE APARTMENTS MANAGEMENT COMPANY COMPANY LIMITED BY GUARANTEE
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Balance sheet
As at 31 March 2025

		2025		2024	
	Note	€	€	€	€
Current assets					
Debtors	5	4,000		-	
Cash at bank and in hand		3,298		1,689	
		7,298		1,689	
Creditors: amounts falling due within one year					
	6	(7,298)		(1,689)	
Net assets					
		-		-	
Members funds					
		-		-	

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

We, as directors of DUNREE APARTMENTS MANAGEMENT COMPANY COMPANY LIMITED BY GUARANTEE state that:

- the company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014;
- 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;
- 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);
- 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 Companies Act 2014 relating to financial statements so far as they are applicable to the company; and
- 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 small company and the abridged financial statements have been properly prepared in accordance with section 353 of the Companies Act 2014.

The notes on pages 4 to 5 form part of these abridged financial statements.

DUNREE APARTMENTS MANAGEMENT COMPANY COMPANY LIMITED BY GUARANTEE
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Balance sheet (continued)
As at 31 March 2025

These abridged financial statements were approved by the board of directors on 18/02/26 and signed on behalf of the board by:

Donal Carey
Director

Daniel McConologue
Director

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The notes on pages 4 to 5 form part of these abridged financial statements.

DUNREE APARTMENTS MANAGEMENT COMPANY COMPANY LIMITED BY GUARANTEE
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Notes to the abridged financial statements
Financial year ended 31 March 2025

1. Accounting policies and measurement bases

Basis of preparation

The financial statements have been prepared in accordance with applicable accounting standards including Financial Reporting Standard 102 'The Financial Reporting Standard Applicable in the UK and Republic of Ireland (FRS 102) and Irish statute comprising of the Companies Act 2014. The financial statements have been prepared on a going concern basis under the historical cost convention.

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

The significant accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented unless otherwise stated.

Debtors/Creditors receivable/payable within one year

Debtors and creditors with no stated interest rate and receivable or payable within one year are recorded at transaction price. Any losses arising from impairment are recognised in the profit and loss account in other administrative expenses.

Turnover

Turnover represents the total invoice value of service charges made during the year, net of discounts and Value Added Tax. Revenue is recognised when the significant risks and rewards of ownership have transferred to the occupier, the amount of revenue can be measured reliably, it is probable that the associated economic benefits will flow to the entity and the costs incurred or to be incurred in respect of the transactions can be measured reliability.

Financial instruments

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets or either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

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

2. Multi Unit Developments Act, 2011

Title to the common areas has been transferred to the Company as required by the Multi-Unit Developments Act 2011.

3. 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 €1.27.

4. Staff costs

The average number of persons employed by the company during the financial year, including the directors was: Nil (2024: Nil).

5. Debtors

	2025	2024
	€	€
Management fees receivable	4,000	-
	<u>4,000</u>	<u>-</u>

6. Creditors: amounts falling due within one year

	2025	2024
	€	€
Creditors and accrued expenses	800	1,689
Deferred income (Note 7)	6,498	-
	<u>7,298</u>	<u>1,689</u>

7. Deferred Income

	2025	2024
	€	€
At the start of the financial year	-	938
Income deferred/(released) during year	6,498	(938)
	<u>6,498</u>	<u>-</u>

8. Approval of financial statements

The board of directors approved these abridged financial statements for issue on 18 February 2026.