

Soundview Trust Company Limited By Guarantee

Annual Report and Financial Statements

for the financial year ended 30 November 2025

(Company Limited by Guarantee having no share capital)

Soundview Trust Company Limited By Guarantee

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Soundview Trust Company Limited By Guarantee

Directors

Rory Hughes
Sheila O'Shea
Karl Hayden

Secretary

Mary Timmons

Registered Office

8 The Orchard
Monkstown Valley
Co. Dublin

Bookkeepers

Outsourced Accounts & Payroll
Unit S23 The Pottery
Bakers Point
Dun Laoghaire
Co. Dublin

Bankers

Bank of Ireland
Dun Laoghaire
Co. Dublin

Company Number

125164

Soundview Trust Company Limited By Guarantee

DIRECTORS REPORT

The directors present their annual report and unaudited financial statements for the year ended 30.11.2025.

Directors

The directors who held office during the year are listed on page 3

Principal Activities and Business Review

The principal activity of the company continues to be the management of the common areas and the maintenance of the external fabric of the area known as " The Orchard".

Results and Dividends

The retained profit for the financial year amounted to € 6274.48 and €6,000.00 was transferred to Sinking Fund reserve during the year. The directors have not declared a dividend for the year .

Future Developments

The directors are not expecting to make any significant changes in the nature of the business in the near future.

Principal Risks and Uncertainties

The directors have not identified any specific risks or uncertainties affecting the company. The balances due/pre-paid on Units at year end were as follows :

	<u>30.11.2025</u>		<u>30.11.2024</u>	
No 1	70.00	Arrears	70.00	Arrears
No 2	- 190.00	Pre-paid	70.00	Arrears
No 5	450.00	Arrears	- 90.00	Pre-paid
No. 6	- 810.00	Pre-paid	270.00	Arrears
No 12	1,260.00	Arrears	122.00	Arrears
No 14	810.00	Arrears	<u>1,590.00</u>	- <u>442.00</u>

The costs of running the company are consistent with prior years and are expected to remain constant in the future.

Events after the Balance Sheet date

There were no significant events after year end.

Political Donations

The company made no political donations during the year.

Payment of Creditors

The directors acknowledge their responsibility for ensuring compliance with the provisions of the EC (Late Payment in Commercial Transactions) Regulations 2012. It is the company's policy to agree to agree payment terms with all suppliers and to adhere to those payment terms.

The accounting records are kept at the registered office and principal place of business
8, The Orchard, Monkstown Valley, Co. Dublin.

ON BEHALF OF THE BOARD


Date

March 18, 2026

Director


Rory Hughes

Secretary


Sheila O'Shea

Soundview Trust Company Limited By Guarantee

Statement of director's responsibilities and declaration on unaudited financial statements

General Responsibilities

The directors are responsible for preparing the Annual Report and the financial statements in accordance with Irish Law and regulations.

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 Irish Generally Accepted Accounting Practice (Irish GAAP) giving a true and fair view of the state of the affairs of the company and the profit or loss of the company for each financial year.

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 and then apply them consistently
- make judgement 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 in the going concern basis unless it is inappropriate to presume that the company will continue 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 and 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 and enable the financial statements to be audited. 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.

ON BEHALF OF THE BOARD

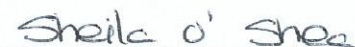
Date March 18, 2026

Director



Rory Hughes

Secretary



Sheila O'Shea

Soundview Trust Company Limited By Guarantee

Directors' declaration on Un-audited Financial Statements

In relation the the financial statements as set out on pages 9 to 10

- (a) The directors approve these financial statements and confirm that they are responsible for them, including selecting the appropriate accounting policies, applying them consistently and making, on a reasonable and prudent basis, the judgements underlying them. They have been prepared on the going concern basis on the grounds that the company will continue in business.
- (b) The directors confirm that they have made available to Outsourced Accounts & Payroll the company's accounting records and provided all the information necessary for the completion of the financial statements.
- (c) The directors confirm that to the best of their knowledge and belief, the accounting records reflect all the transactions of the company for the year ending 30th November 2025.

ON BEHALF OF THE BOARD

Date March 18, 2026

Director



Rory Hughes

Secretary



Sheila O'Shea

BOOKKEEPERS REPORT TO THE BOARD OF DIRECTORS OF SOUNDVIEW TRUST COMPANY LIMITED BY GUARANTEE ON THE UN-AUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30TH NOVEMBER 2025

We have prepared the unaudited financial statements on pages 9-10 and these have been prepared under the historical cost convention and the accounting policies set out on page 11.

Respective responsibilities of directors and reporting accountant

As described, the company's directors are responsible for ensuring that the company maintains proper books of account and for the preparation of the financial statements that give a true and fair view and have been properly prepared in accordance with the Companies Acts 2014.

The directors are also responsible for deciding on an annual basis whether the company is entitled to avail of the exemption from statutory audit in accordance with Section 358 of the Companies Act 2014.

It is our responsibility to compile the financial statements of the company from the accounting records, information and explanations supplied to us by the directors.

Scope of Work

We have compiled the unaudited financial statements in accordance with the ICAI Miscellaneous Technical Statement " Compiling and Reporting on Financial Statements not subject to Audit " - M14 - from the accounting records, information and explanations supplied to us by the company.

We have not audited or otherwise attempted to verify the accuracy or completeness of such records, information and explanations and, accordingly express no opinion on the unaudited financial statements.

Outsourced Bookkeeping Ltd
Unit S23 The Pottery
Baker's Point
Dun Laoghaire
Co Dublin

Date

Soundview Trust Company Limited By Guarantee

	<u>Y/e 30.11.2025</u>	<u>Y/e 30.11.2024</u>
Income	14,040	14,040
Expenditure	<u>7,766</u>	<u>6,599</u>
Excess of Income over Expenditure	<u><u>6,274</u></u>	<u><u>7,441</u></u>

The Income and excess of income over expenditure relate to continuing operations as no businesses were acquired or disposed of in 2024 or 2025.

A separate Statement of Total Recognised Gains and Losses is not required, as there are no gains or losses other than reflected in the Income and Expenditure account .

Soundview Trust Company Limited By Guarantee

Balance Sheet as at 30th November 2025

	<u>Y/e 30.11.2025</u>	<u>Y/E 30.11.2024</u>
	€	€
<u>Fixed Assets (Note 10)</u>	<u>0</u>	<u>0</u>
<u>Current Assets</u>		
Debtors (Members arrears) (Note 2)	1,590	442
Bank	12,236	13,081
Bank deposit - Sinking Fund	30,101	24,085
	<u>43,926</u>	<u>37,609</u>
<u>Creditors (Amounts falling due within one year) (Note 7)</u>	<u>422</u>	<u>395</u>
Net Current Assets/Liabilities	<u>43,504</u>	<u>37,214</u>
Total Assets less C. Liabilities	<u>43,504</u>	<u>37,214</u>
Creditors (Amounts falling due after more than one year) (Note 8)	0	0
Members Funds (Note 11)	<u>43,504</u>	<u>37,214</u>
	<u>43,504</u>	<u>37,214</u>

We, as directors of Soundview Trust Limited, 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 is complied with,
- (c) no notice under subsection (1) of section 334 has in accordance with subsection (2) of that section have been served on the company, and
- (d) we acknowledge that 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 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.

ON BEHALF OF THE BOARD

Date

March 18, 2026

Director


Rory Hughes

Secretary


Sheila O'Shea

Soundview Trust Company Limited By Guarantee

Cash Flow Statement for the year ended 30th November 2025

	<u>30.11.2025</u>	<u>30.11.2024</u>
	€	€
Net Cash Inflow from		
Operating Activities	6,274.48	7,441.30
Returns on Investments and Service of Finance	-	-
Increase/Decrease Debtors /Prepayments	1,532.00	- 370.00
Increase/Decrease Creditors	- 27.08	367.00
Sinking Fund expenditure	6,000.00	-
Net Cash Flow before Financing	13,779.39	7,438.30
Increase/(Decrease) in Cash	6,341.09	3,500.30

ON BEHALF OF THE BOARD

Date

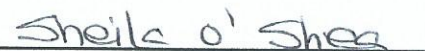
March 18, 2026

Director



Rory Hughes

Secretary



Sheila O'Shea

Soundview Trust Company Limited By Guarantee

NOTES TO FINANCIAL STATEMENTS

1. Accounting Policies

The significant accounting policies adopted by the company are as follows.

Basis of Accounting

The Financial Statements are prepared on the going concern basis, under the historical cost convention, and comply with the financial reporting standards of the Financial Reporting Council, as promulgated by Association of Chartered Certified Accountants and the Companies Act 2014.

Income and Expenditure

Income and Expenses are included in the Financial Statements as they become receivable or due.

Tangible Fixed Assets

The Freehold interest in the common areas known as " The Orchard " were transferred to the company in June 1988.

TAXATION

The company has obtained exemption from the Revenue Commissioners in respect of Corporation Tax, it being a company not carrying on a business for the purpose of making a profit. Dirt tax is payable on any interest income received in excess of €32.00

INCOME /SERVICE CHARGE

All income derives from activities in the Republic of Ireland and primarily relates to service charges received. There are 14 units in the multi-unit development from which the company is entitled to receive service charges.

Included in the Debtors is a net amount of €1590 relating to service charges due in from 6 Units .

Soundview Trust Company Limited By Guarantee

NOTES TO FINANCIAL STATEMENTS

	<u>Y/e 30.11.2025</u>	<u>Y/e 30.11.2024</u>
<u>2. Debtors</u>	€	€
Service charges receivable	1590	442

3. Staff Costs

The company had no employees during the year.

4. Directors Remuneration & Transactions

No director remuneration was paid during the year.

Service charges of €3,240.00 were levied on the directors of the company for 3 units in the development, amounts outstanding as at 30th November 2025 from these Units was €70.00

5. Interest Payable

This interest was in respect of :

Bank loan and overdraft	0	0
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6. Surplus/Deficit arrived at after Charging

Depreciation.....	0	0
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7. Creditors (Amounts falling due within one year)

Trade Creditors (Maintenance Charge).....	0	0
Insurance Pre-paid.....	-628	-655
Accountancy.....	1,050	1,050
	<u>422</u>	<u>395</u>

8. Creditors (Amounts falling due after more than one year)

Creditors.....	0	0
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9. Insurance

The amount of insurance cover which has been put in place in respect of the development for the year is €6,500,000.00. The level of insurance cover has been agreed with the insurance broker and is thought to be sufficient.

Soundview Trust Company Limited By Guarantee

NOTES TO FINANCIAL STATEMENTS

<u>10. Fixed Assets</u>	<u>FIX & FITT</u>	<u>MOTOR VEHICLE</u>	<u>OFFICE EQUIPMENT</u>	<u>TOTAL</u>
At 1.12.2024				0
Additions				0
	0	0	0	0
Depreciation				
At 1.12.2024				0
Charge for the year	0	0	0	0
	0	0	0	0
Book Value				
At 1.12.2024	0	0	0	0
At 30.11.2025	0	0	0	0

<u>11. Members Funds</u>	<u>Y/e 30.11.2025</u>	<u>Y/e 30.11.2024</u>
Opening Balances	13,128	11,687
Surplus/Deficit for year	6,274	7,441
Transfer to Sinking Fund	-6,000	-6,000
Closing Balance	13,403	13,128

Sinking Fund	<u>Y/e 30.11.2025</u>	<u>Y/e 30.11.2024</u>
Opening Balances	24,085	18,079
Interest Earned	16	6
Paid "McBreen Environmental"	0	0
Transfer to Sinking Fund	6,000	6,000
*Closing Balance	30,101	24,085
OVERALL	43,504	37,214

12. Capital Commitments

There were no capital commitments at the year end

13. Post Balance Sheet Events

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

14. Maintenance

There were no maintenance charges due at year end.

15. Approval of Financial Statements

The directors approved the financial statements on the _____