

Company Number: 356710

An Doirin Management Company CLG
Abridged Unaudited Financial Statements
for the financial year ended 31 December 2025

An Doirin Management Company CLG
CONTENTS

	Page
Balance Sheet	3 - 4
Notes to the Financial Statements	5 - 7

An Doirin Management Company CLG

BALANCE SHEET

as at 31 December 2025

	Notes	2025 €	2024 €
Current Assets			
Debtors	7	4,505	7,569
Cash at bank and in hand		66,321	57,713
		<u>70,826</u>	<u>65,282</u>
Creditors: amounts falling due within one year	8	<u>(1,787)</u>	<u>(1,549)</u>
Net Current Assets		<u>69,039</u>	<u>63,733</u>
Total Assets less Current Liabilities		69,039	63,733
Provisions for liabilities	9	<u>(65,550)</u>	<u>(61,410)</u>
Net Assets		<u>3,489</u>	<u>2,323</u>
Reserves			
Income and expenditure account	11	3,489	2,323
Members' Funds		<u>3,489</u>	<u>2,323</u>

An Doirin Management Company CLG

BALANCE SHEET

as at 31 December 2025

We as Directors of An Doirin Management Company CLG, 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,
- (e) the company has relied on the specified exemption contained in section 352 Companies Act 2014. The company 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 Companies Act 2014 and the micro companies' regime.

Approved by the board on 21 February 2026 and signed on its behalf by:

Barry Rogers
Director

John Greaney
Director

An Doirin Management Company CLG

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

1. General Information

An Doirin Management Company CLG is a company limited by guarantee incorporated and registered in Ireland. The registered number of the company is 356710. The registered office of the company is Green Street, Dingle, Co Kerry which is also the principal place of business of the company. 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 105 "The Financial Reporting Standard for Micro-Entities applicable in the UK and Republic of Ireland" (FRS 105).

Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention. The financial reporting framework that has been applied in their preparation is the Companies Act 2014 and FRS 105 "The Financial Reporting Standard applicable to the Micro-Entities Regime" issued by the Financial Reporting Council.

The company qualifies as a micro company as defined by section 280D of the Companies Act 2014 in respect of the financial year, and has applied the rules of the 'Micro Companies Regime' in accordance with section 280E of the Companies Act 2014 and FRS 105.

Accounting Convention

The financial statements are prepared under the historical cost convention.

Income

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

Expenses include VAT where applicable as the company cannot reclaim VAT.

Tangible Fixed Assets

The freehold interest in the common areas at An Doirin Apartment complex has been transferred to An Doirin Management Company Limited at € Nil value.

Trade and other debtors

Trade and other debtors are initially recognised at fair value are stated at cost less impairment losses for bad and doubtful debts.

Cash at bank and in hand

Cash and cash equivalents comprise cash at bank and in hand, demand deposits with banks and bank overdrafts. In the Balance Sheet bank overdrafts are shown within Creditors.

Trade and other creditors

Trade and other creditors are initially recognised at fair value and are stated at cost.

Taxation

Current tax represents the amount expected to be paid or recovered in respect of taxable income for the financial year and is calculated using the tax rates and laws that have been enacted or substantially enacted at the Balance Sheet date.

Sinking Fund Contributions

In accordance with Section 19 of the Multi - Unit Development 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.

An Doirin Management Company CLG

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

3. Common areas and location

An Doirin Management Company CLG (Limited by Guarantee) is at the Owners - Only Stage therefore the common areas of the development i.e the hallways, stairwells, gardens, refuse disposal areas, car parks have been transferred to the management company.

4. Service Charges

The number of units in An Doirin, Green Street, Dingle, Co. Kerry from which the management company An Doirin Management Company CLG is entitled to receive service charges is 23.

The aggregate amount of service charges which ought to have been received in the 2025 year is for 23 units @ €1,400 per unit, being a total of €32,200.

The aggregate amount of service charges which ought to have been received in the 2025 year but were not paid at 31 December 2025 was €2,800 and this amount has been included in the accounts as debtors.

5. Insurance

The amount of insurance cover which has been put in place in respect of the development for the year was €4.2m for buildings including landlord fixtures and fittings forming a permanent part of the structure, €6.5m for Public Liability, €13.0m for Employers Liability and €5,000 property maintenance and repair. The level of insurance cover has been agreed with the insurance broker and is thought to be sufficient.

6. Employees

The average monthly number of employees, including directors, during the financial year was 0, (2024 - 0).

7. Debtors

	2025 €	2024 €
Prepayments	1,205	1,333
Accrued income	3,300	6,236
	<u>4,505</u>	<u>7,569</u>

Annual Service Charges plus late payment fees owed to the company at the year end are €3,300 included above as Accrued income, and Insurance Prepayment of €1,205

8. Creditors

	2025 €	2024 €
Taxation	147	9
Accruals	1,640	1,540
	<u>1,787</u>	<u>1,549</u>

9. Provisions for liabilities

The amounts provided for in the Sinking Fund are analysed below:

	Sinking Fund €	Total 2025 €	Total 2024 €
At financial year start	61,410	61,410	58,075
Charged to income and expenditure	4,140	4,140	3,335
At financial year end	<u>65,550</u>	<u>65,550</u>	<u>61,410</u>

An Doirin Management Company CLG

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

10. 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 year thereafter for the payment of the debts and liabilities of the company contracted before they ceased to be members and 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.

11. Income and expenditure account

	2025 €	2024 €
At 1 January 2025	2,323	1,021
Surplus for the financial year	1,166	1,302
	<u>3,489</u>	<u>2,323</u>
At 31 December 2025	<u><u>3,489</u></u>	<u><u>2,323</u></u>

12. Related party transactions

The Directors of An Doirin Management Company CLG are also members of the company. The following amounts were receivable and were paid by the Directors Barry Rogers for 1 unit €1,400, and John Greaney for 1 unit €1,400.

All amounts receivable from the Directors for 2025 were collected in full prior to 31st December 2025.

13. Post-Balance Sheet Events

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

14. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 21 February 2026.