

Company Number: 770863

Robswall Cottages Owners' Management CLG

Abridged Unaudited Financial Statements

**for the financial period from 30 August 2024 (date of incorporation) to 31
December 2025**

Robswall Cottages Owners' Management CLG

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DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial period from 30 August 2024 (date of incorporation) to 31 December 2025

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

Irish company law requires the directors to prepare financial statements for each financial period. 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", applying Section 1A of that Standard, issued by the Financial Reporting Council. 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 period end date and of the surplus or deficit of the company for the financial period 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 judgements 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 surplus or deficit 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.

Signed on behalf of the board

Shane McCrory
Director

17 February 2025

Padraig Drayne
Director

17 February 2025

Robswall Cottages Owners' Management CLG

STATEMENT OF FINANCIAL POSITION

as at 31 December 2025

	Notes	Dec 25 €
Current Assets		
Receivables	8	6,709
Cash and cash equivalents		10,126
		<u>16,835</u>
Payables: amounts falling due within one year	9	<u>(3,863)</u>
Net Current Assets		<u>12,972</u>
Total Assets less Current Liabilities		<u>12,972</u>
Reserves		
Retained surplus		<u>12,972</u>
Equity attributable to owners of the company		<u>12,972</u>

The 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", applying Section 1A of that Standard.

We as Directors of Robswall Cottages Owners' Management 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 period and of its profit or loss for such a financial period 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 small companies' regime.

Approved by the board on 17 February 2025 and signed on its behalf by:

Shane McCrory
Director

Padraig Drayne
Director

Robswall Cottages Owners' Management CLG
STATEMENT OF CHANGES IN EQUITY

as at 31 December 2025

	Retained surplus	Total
	€	€
Surplus for the financial period	12,972	12,972
At 31 December 2025	12,972	12,972

Robswall Cottages Owners' Management CLG

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial period from 30 August 2024 (date of incorporation) to 31 December 2025

1. General Information

Robswall Cottages Owners' Management CLG is a company limited by guarantee incorporated and registered in the Republic of Ireland. The registered number of the company is 770863. The registered office of the company is 125 Upper Abbey Street, Dublin 1. The principal activity of the company is the ownership and management of the common areas of a residential development located in Malahide, Co. Dublin on behalf of its members. The company does not trade and is a not-for-profit entity.

The company meets the definition of an owner management company governed by the regulations of the Multi-Unit Development Act 2011. 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 period ended 31 December 2025 have been prepared in accordance with the provisions of FRS 102 Section 1A (Small Entities) and the Companies Act 2014.

Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention except for certain properties and financial instruments that are measured at revalued amounts or fair values, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for assets. The financial reporting framework that has been applied in their preparation is the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" Section 1A, issued by the Financial Reporting Council.

The company qualifies as a small company as defined by section 280A of the Companies Act 2014 in respect of the financial period, and has applied the rules of the 'Small Companies Regime' in accordance with section 280C of the Companies Act 2014 and Section 1A of FRS 102.

Trade and other receivables

Service charge receivables are measured at transaction price, less any impairment bad and doubtful debts.

Trade and other payables

Other payables are initially measured at the transaction price.

Taxation

The company manages the maintenance and up-keep of a residential property on behalf of the company members, being the unit owners. The company does not trade for profit and claims exemption from taxation.

Sinking Fund Contributions

In accordance with Section 19 of the Multi - Unit Developments Act 2011, the company will establish a sinking fund to fund non-routine maintenance and other non-routine costs that may arise from time to time.

3. Period of financial statements

The financial statements are for the 16 month 2 days period from 30 August 2024 (date of incorporation) to 31 December 2025.

4. Statement on previous periods

The company did not present financial statements for previous periods.

5. Common areas and location

The legal interest in the common area was vested in the name of the company upon completion of the development.

Robswall Cottages Owners' Management CLG

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

continued

for the financial period from 30 August 2024 (date of incorporation) to 31 December 2025

6. Service Charges

Income comprises of service charges levied on the members. Service charge income is recognized in the financial year is it billed to its members.

During the year, the company was entitled to receive annual service charges from 8 units. Services charges billed during the year comprised of €4,394 for 4 units and €4,294.44 for 4 units, totalling €34,753.76.

7. Insurance

The company carries insurance on a materials damage "all risks" policy, including public liability. The premium paid during the year was €7,910.70.

8. Receivables

Dec 25
€

Prepayments

6,709

9. Payables

Amounts falling due within one year

Dec 25
€

Trade payables

2,093

Accruals

1,770

3,863

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 financial period thereafter, for the payment of the debts and liabilities of the company contracted before they ceased to be members, and of 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 Statement

Dec 25
€

Surplus for the financial period

12,972

At 31 December 2025

12,972

12. Capital commitments

The company had no material capital commitments at the financial period-ended 31 December 2025.

13. Events After the End of the Reporting Period

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

14. Cash and cash equivalents

Dec 25
€

Cash and bank balances

10,126

Robswall Cottages Owners' Management CLG
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

continued

for the financial period from 30 August 2024 (date of incorporation) to 31 December 2025

15. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 17 February 2025.