

Harcourt Hall Company CLG

**Directors' Report &
Financial Statements**

Year Ended 31 August 2025

Registered Number: 208954

Harcourt Hall C.L.G.

Year Ending 31 August 2025

TABLE OF CONTENTS	PAGE
Directors and other information	3
Directors Report	4 - 5
Directors Responsibilities	6
Accountants Report	7
Statement of Accounting Policies	8
Income and Expenditure Account	9
Balance Sheet	10
Notes to the Financial Statements	11 - 13

Harcourt Hall C.L.G.
Year Ending 31 August 2025
Directors and other information

Directors	Rose Campbell Philip French Colm Lauder
Secretary	Active Residential Management Services Limited 52a Iona Crescent Glasnevin Dublin 9
Accountants	Crann Lennon & Co Limited Chartered Certified Accountants 3 rd Floor Ormond Building 31-36 Ormond Quay Upper Dublin, D07 N5YH
Registered office	52a Iona Crescent Glasnevin Dublin 9
Bankers	Allied Irish Banks Plc. Capel Street Dublin 1
Registered Number	208954

Harcourt Hall C.L.G.

Year Ending 31 August 2025

Directors' report

The directors submit their report together with the financial statements of the company for the year ended 31 August 2025.

Principal Activity and Review of Business Developments

The company is an owners' management company (OMC). The company was established for the purposes of becoming the owner of the common areas of the residential development located in Harcourt Street, Dublin 2 and the management, maintenance and repair of these areas.

In the current economic environment, the directors wish to avoid any increase in management fees to members. To achieve this objective the directors have where possible obtained price reductions from suppliers and have sought to collect all management fees from members in a timely manner.

Principal risks facing the company

The Directors have not identified any specific risks or uncertainties affecting the company. The costs of running the company are consistent with prior years and are expected to remain constant in the future therefore the Directors do not foresee any risks or uncertainties in this regard.

Results for the Year and State of Affairs

The company provides a property management service to the members of the company on a not for profit basis. The company showed a surplus of €2,332 in the year to 31 August 2025.

Directors

The Directors serve in accordance with the Company Constitution

Annual Service Charge

The company is entitled to receive service charges from 35 property units. The aggregate service charges billed for the year ending 31 August 2025 was €69,140

Building Investment Works

There are no Building Investment Works planned for the coming financial year.

Insurance

The level of insurance cover is agreed with the insurance broker and is considered by the directors to be sufficient. The insurance policies are held with Zurich Insurance PLC and includes a directors and officers liability insurance, the premium for the year ending of 31 August 2025 is €12,657.

Harcourt Hall C.L.G.
Year Ending 31 August 2025

Directors' report Contd/..

Accounting records

The Directors acknowledge their responsibilities under Section 281 to 286 of the Companies Act 2014 with regard to books of account by employing accounting personnel with appropriate expertise and by providing adequate resources to the financial function. The books of account of the company are maintained by Active Residential Management Services Limited, 52a Iona Crescent, Glasnevin, Dublin 9.

On behalf of the board

On behalf of the board

Director: Rose Campbell

Director: Philip French

Date : 15.11.2025

Date : 15.11.2025

Harcourt Hall C.L.G.

Year Ending 31 August 2025

Statement of Directors Responsibilities on Financial Statements

In relation to the financial statements including accounting policies as set out on pages 8 to 13

- 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 Companies Act 2014 and FRS 105 “The Financial Reporting Standard applicable in the UK and Republic of Ireland” 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 year end date and of the results of the company for the financial year and otherwise comply with the Companies Act 2014.
- 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 judgments underlying them. They have been prepared on the going concern basis on the grounds that the company will continue in business.
- The directors confirm that they have made available to Crann Lennon & Co Limited the company’s accounting records and provided all the information necessary for the compilation of the financial statements.

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 ended 31 August 2025

On behalf of the board

Director: Rose Campbell

Director: Philip French

Date : 15.11.2025

Date : 15.11.2025

Harcourt Hall C.L.G.

Year Ending 31 August 2025

Independent accountants' report to the members, directors and managing agents on the financial statements of Harcourt Hall C.L.G.

We have examined and compiled the Financial Statements of Harcourt Hall C.L.G. which comprise the Accounting Policies, Income & Expenditure Account, Balance Sheet and related notes as prepared by the Managing Agents, from the books of account and information and explanations given to us.

Our work is to report to the Members and Directors that we have examined the financial statements and the underlying books and records, and received answers to all our questions. We do not accept responsibility to any other party for our work.

Respective responsibilities of directors and accountants

As described on page 6 it is the company's directors responsibility to ensure the company maintains proper books of account and prepare Financial Statements which give a true and fair view, and which have been properly prepared in accordance with the Companies' Act 2014, and comply with Accounting Standard FRS105.

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 the Companies' Act 2014, and have done so in respect of the year reported on.

It is our responsibility to examine the Financial Statements of Harcourt Hall C.L.G. and to confirm they have been prepared from the accounting records, and information and explanations supplied to us by the directors and managing agents, and we have done so.

Scope of Work

We confirm that the Financial Statements agree with the books and accounts, and comply with the Companies' Act 2014, and Accounting Standard FRS105. We confirm we received all the information and explanations we requested. We confirm that we are not aware of any additional information which should be reported.

As a firm regulated by the Association of Chartered Certified Accountants our work will be carried out in accordance with the Technical Factsheet 163 Audit Exempt Companies – ACCA Accounts Preparation Report and ISRS 4410 International Standard on Related Services – Compilation Engagements. In carrying out this engagement we have complied with the ethical guidance laid down by the Institute relating to members undertaking the compilation of financial statements.

Declan O'Shea
Crann Lennon & Co Limited
3rd Floor,
Ormond Building,
31-36 Ormond Quay Upper,
Dublin, D07 N5YH

Date: 15.11.2025

Harcourt Hall C.L.G.

Year Ending 31 August 2025

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 year ended 31 August 2025 have been prepared on the going concern basis and in accordance with FRS 105 "The Financial Reporting Standard 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. 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 105 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" issued by the Financial Reporting Council and promulgated by the Association of Chartered Certified Accountants in Ireland

Revenue Recognition

Contributions to meet annual costs

In accordance with Financial Reporting Standard No. 105 annual management fees are recognised as income annually following the service charge billing after agreement of the service charge budget by members at general meeting.

Sinking fund contributions

In accordance with Section 19 of the Multi-Unit Development Act 2011, the company has established a sinking fund to fund non-routine maintenance and other non-routine costs that may arise from time to time. These funds are allocated to a special designated reserve titled "sinking fund reserve". Sinking fund contributions are recognised as income in the Income and Expenditure account in the period in which they are billed after agreement by members at a general meeting.

Current assets

The current assets in the balance sheet are expected to realise, in the ordinary course of business, no less than the net book amounts at which they are stated and no adjustments need to be made.

Creditors and Accruals

Creditors and other payables are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities.

Taxation

As the company provides property management service to its members on a not for profit basis, the company is exempt from corporation tax. Consequently no charge for corporation taxation on an operating surplus is included in these financial statements.

Currency

Functional and presentation currency

Items included in the financial statements of the company are measured using the currency of the primary economic environment in which the company operates ("the functional currency"). The financial statements are presented in euro, which is the company's functional and presentation currency and is denoted by the symbol "€".

Harcourt Hall C.L.G.
Year Ending 31 August 2025

Income and expenditure account for the year ended 31 August 2025

	Notes	2025 €	2024 €
Income	(2)	80,603	108,778
Expenditure		<u>(78,439)</u>	<u>(97,251)</u>
Operating Surplus		2,164	11,527
Interest and similar charges		<u>168</u>	<u>112</u>
Surplus before Tax		2,332	11,639
Taxation		(0)	(0)
Surplus for Year	(8)	<u>2,332</u>	<u>11,639</u>

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

The company had no recognised gains or losses in the financial year other than those dealt with in the income and expenditure account as above.

On behalf of the board

Director: Rose Campbell

Director: Philip French

Date : 15.11.2025

Date : 15.11.2025

Harcourt Hall C.L.G.
Year Ending 31 August 2025
Balance sheet at the year ended 31 August 2025

		2025	2024
	Notes	€	€
Current Assets			
Bank Account – Current		11,719	42,861
Bank Account – Sinking Fund Deposit		109,600	102,432
Debtors & Prepayments	(6)	<u>4,158</u>	<u>18,554</u>
		125,477	163,847
Creditors (amounts due within one year)	(7)	<u>(16,598)</u>	<u>(57,300)</u>
Total Net Assets		108,879	106,547
		=====	=====
FINANCED BY :			
Income & Expenditure Account	(8)	(721)	4,116
Sinking Fund Reserve Account	(9)	<u>109,600</u>	<u>102,431</u>
		108,879	106,547
		=====	=====

We as Directors of Harcourt Hall 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 s.358 are satisfied,
(c) the shareholders of the company have not served a notice on the company under s.334(1) in accordance with s.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 surplus or deficit 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,
(e) the company has relied on the specified exemption contained in s.352 Companies Act 2014; and 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 s.353 Companies Act 2014.

On behalf of the board

Director: Rose Campbell

Director: Philip French

Date : 15.11.2025

Date : 15.11.2025

Harcourt Hall C.L.G.

Year Ending 31 August 2025

Notes to the financial accounts

1 Basis of Preparation

This set of financial statements prepared by Harcourt Hall C.L.G. in accordance with accounting standards issued by the Financial Reporting Council including FRS 105

2 Income

All income arises from the provision of property management services on a not for profit basis to the members of the company. In the year to 31 August 2025 the annual service charge fee was set and approved by the members at an amount of €69,140 apportioned to each unit on a size basis.

Income is recognised when members are billed for service charges in accordance with the terms of their leases. Total income of €80,603 includes insurance claim of €11,463.

3 Tax on surplus on ordinary activities

Factors affecting tax charge for period

As a company providing a residential property management service to its members on a not for profit basis, the company applied for and was granted an exemption from corporation tax by the Revenue Commissioners in respect of tax on any operating surplus. Consequently, no charge for corporation tax on the operating surplus is included in these financial statements. The company continues to be liable to corporation tax on any interest income earned.

4 Directors remuneration and transactions

The directors are not remunerated for services provided to the company.

5 Employees

The average number of persons employed during the year was Nil .

6 Debtors & Prepayments

	2025	2024
	€	€
Service Charges	1,700	17,455
Prepayments	2,458	1,099
	<hr/>	<hr/>
	4,158	18,554
	<hr/> <hr/>	<hr/> <hr/>

Harcourt Hall C.L.G.

Year Ending 31 August 2025

Notes to the financial accounts

7 Creditors: amounts falling due within one year

	2025	2024
	€	€
General Creditors	14,617	42,839
Deferred Income	0	11,463
Other Creditors	683	0
Accruals	<u>1,298</u>	<u>2,998</u>
	<u>16,598</u>	<u>57,300</u>

8 Reserves

	2025	2024
	€	€
Opening Balance	4,116	(412)
Surplus for the year	2,332	11,639
Transfer to Sinking Fund Reserve Account	<u>(7,169)</u>	<u>(7,111)</u>
Closing Balance	<u>(721)</u>	<u>4,116</u>

9 Sinking Fund Reserve Account

	2025	2024
	€	€
Opening Balance	102,431	95,320
Transfer from Reserves	<u>7,169</u>	<u>7,111</u>
Closing Balance	<u>109,600</u>	<u>102,431</u>

A Sinking Fund is a maintenance fund created to fund the cost of large, non-regular repair and maintenance work. A sinking fund has been established by the company to meet these costs in the future. These funds are held in a separate designated account.

The directors agreed that a contribution to the sinking fund of €7,000 is appropriate to be levied on owners in the current financial year.

The directors believe that the fund will be adequate to meet future costs.

The Sinking Fund Reserve Account closing balance at 31st August 2025 is €109,600 which is in agreement with the sinking fund deposit account in the balance sheet.

Harcourt Hall C.L.G.

Year Ending 31 August 2025

Notes to the financial accounts (Continued)

10 Related Party Transactions

The directors have identified no transactions which are required to be disclosed.
The directors of the company were charged management fees at arms length.

11 Capital Structure

The company is limited by guarantee of its members and has no share capital. The members have each undertaken to contribute to the assets of the company in the event of it being wound up whilst they are members, or within one year after they cease to be members, for the payment of such debts and liabilities 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 amounts as may be required but not exceeding €1.

12 Ultimate Controlling Party

The company is controlled by the members of the company. The members of the company constitute the owners of the dwellings in the complex known as Harcourt Hall CLG.

13 Approval of the Financial Statements

The financial statements were approved on 15.11.2025.