

Maples Estate Owners Management Company Limited by Guarantee
Abridged Unaudited Financial Statements
for the financial year ended 31 December 2025

Maples Estate Owners Management Company Limited by Guarantee

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Maples Estate Owners Management Company Limited by Guarantee

DIRECTORS AND OTHER INFORMATION

Directors	Catherine Mulrennan Michael O'Connor Peter McGrath Francis Finnegan (Resigned 25 April 2025)
Company Secretary	Catherine Mulrennan
Company Number	422662
Registered Office and Business Address	10 Kineagh The Curragh Co Kildare
Accountants	KMB Accountants 4 Hopkins House, Drogheda Street, Monasterevin, Co. Kildare.
Bankers	AIB Bank AIB Bank Portlaoise Co Laois
Solicitors	Tom O'Grady Solicitors Market Square Mountrath Co Laois

Maples Estate Owners Management Company Limited by Guarantee DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 31 December 2025

The directors made the following statement in respect of the unaudited financial statements:

"General responsibilities

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 year. Under that law, the directors have elected to prepare the financial statements in accordance with the Companies Act 2014 and FRS 105 "The Financial Reporting Standard applicable to the Micro-Entities Regime" 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 surplus or deficit 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 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.

Directors' declaration on unaudited financial statements

In relation to the financial statements which comprise the Statement of Financial Position and the related notes:

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.

The directors confirm that they have made available to KMB Accountants, all the company's accounting records and provided all the information, books and documents 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 financial year ended 31 December 2025."

Signed on behalf of the board

Catherine Mulrennan
Director

Michael O'Connor
Director

21 February 2026

21 February 2026

Maples Estate Owners Management Company Limited by Guarantee

STATEMENT OF FINANCIAL POSITION

as at 31 December 2025

	Notes	2025 €	2024 €
Current Assets			
Debtors	3	3,184	3,885
Cash at bank and in hand		20,024	16,398
		<u>23,208</u>	<u>20,283</u>
Creditors: amounts falling due within one year	4	<u>(3,437)</u>	<u>(1,514)</u>
Net Current Assets		<u>19,771</u>	<u>18,769</u>
Total Assets less Current Liabilities		<u>19,771</u>	<u>18,769</u>
Reserves			
Capital reserves and funds	6	11,029	11,011
Income and expenditure account	6	8,742	7,758
Members' Funds		<u>19,771</u>	<u>18,769</u>

We as Directors of Maples Estate Owners Management Company Limited by Guarantee, 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:

Catherine Mulrennan
Director

Michael O'Connor
Director

Maples Estate Owners Management Company Limited by Guarantee

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

1. General Information

Maples Estate Owners Management Company Limited by Guarantee is a company limited by guarantee incorporated and registered in Ireland. The registered number of the company is 422662. The registered office of the company is 10 Kineagh, The Curragh, Co Kildare 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

Turnover comprises the invoice value of goods supplied by the company, exclusive of trade discounts and value added tax.

Trade and other debtors

Trade and other debtors are initially recognised at fair value and thereafter stated at amortised cost using the effective interest method less impairment losses for bad and doubtful debts except where the effect of discounting would be immaterial. In such cases the receivables are stated at cost less impairment losses for bad and doubtful debts.

Trade and other creditors

Trade and other creditors are initially recognised at fair value and thereafter stated at amortised cost using the effective interest rate method, unless the effect of discounting would be immaterial, in which case they 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 Statement of Financial Position date.

Sinking Fund Contributions

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

Maples Estate Owners Management Company Limited by Guarantee

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

3. Debtors	2025	2024
	€	€
Prepayments	2,508	2,262
Accrued income	676	1,623
	<u>3,184</u>	<u>3,885</u>
4. Creditors	2025	2024
Amounts falling due within one year	€	€
Accruals	3,072	1,514
Deferred Income	365	-
	<u>3,437</u>	<u>1,514</u>

5. 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 year 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 € 2.

6. Reserves

	Income and expenditure account	Sinking fund reserve	Total
	€	€	€
At 1 January 2025	7,758	11,011	18,769
Surplus for the financial year	984		984
Interest Received	-	18	18
At 31 December 2025	<u>8,742</u>	<u>11,029</u>	<u>19,771</u>

7. Capital commitments

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

8. Post-Balance Sheet Events

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

9. Insurance

The insurance cover in place for 2025/2026 in respect of the development is €3,480,200 (€174,100 per unit).
The insurance cover in place for 2025/2026 in respect of public liability is €6,500,000.
The level of insurance cover has been agreed with the company insurance brokers and is considered sufficient.

10. Transactions with Directors

During the year, service charges totalling €6,650 were charged to the current directors of the company in respect of units they own in the development.
At 31 December 2025, the amount unpaid by the directors in respect of the service charges was €0.

Maples Estate Owners Management Company Limited by Guarantee
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

11. Approval of financial statements

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