

**Company registration number: 222890**

**By The Trees Management Company Limited by Guarantee  
(A Company Limited by Guarantee and not having Share Capital)**

**Unaudited abridged financial statements**

**for the financial year ended 31 December 2025**

**By The Trees Management Company Limited by Guarantee  
(A Company Limited by Guarantee and not having Share Capital)  
Financial year ended 31 December 2025**

**Unaudited abridged financial statements** **2025**

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**By The Trees Management Company Limited by Guarantee  
Company limited by guarantee**

**Directors and other information**

<b>Directors</b>	Ms. Carol Jackson Mr. Ian McCrone - Resigned 10 April 2025 Mr. Brendan Burke Mr Mark Kelly - Appointed 9 May 2025
<b>Secretary</b>	Mr. Brendan Burke
<b>Company number</b>	222890
<b>Registered office</b>	71/73 Lower Drumcondra Road Drumcondra Dublin 9
<b>Business address</b>	71/73 Lower Drumcondra Road Drumcondra Dublin 9
<b>Accountants</b>	Jones & Associates Accountants Limited 15 Killelland Street Ashbourne County Meath
<b>Bankers</b>	Bank of Ireland Drumcondra Dublin 9

**By The Trees Management Company Limited by Guarantee  
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**Directors responsibilities statement  
Financial year ended 31 December 2025**

These abridged financial statements have been extracted, pursuant to section 353 of the Companies Act 2014, from the statutory financial statements prepared under section 290 of that Act. The following is the Directors Responsibilities Statement accompanying those financial statements.

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 the law, the directors have elected to prepare the financial statements in accordance with Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" issued by the Financial Reporting Council, and promulgated by the Institute of Chartered Accountants in Ireland. 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 judgments 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 confirm that they have complied with the above requirements in preparing the financial statements. 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 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. 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 as set out on pages 3 to 9:

- 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 Jones & Associates Accountants Limited, Chartered Certified Accountants, all the company's accounting records and provided all the information, books or 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.

On behalf of the board

Ms. Carol Jackson  
Director

Mr. Brendan Burke  
Director

**By The Trees Management Company Limited by Guarantee  
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**Unaudited balance sheet  
As at 31 December 2025**

	Note	2025 €	€	2024 €	€
<b>Current assets</b>					
Debtors	10	3,897		3,464	
Cash at bank		4,539		5,715	
		8,436		9,179	
<b>Creditors: amounts falling due within one year</b>					
	11	(1,181)		(4,757)	
<b>Net current assets</b>			7,255		4,422
<b>Total assets less current liabilities</b>			7,255		4,422
<b>Net assets</b>			7,255		4,422
<b>Capital and reserves</b>					
Members funds			7,255		4,422
<b>Members funds</b>			7,255		4,422

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Section 1A of FRS 102 Financial Reporting Standard applicable in the UK and Republic of Ireland'.

**The notes on pages 5 to 9 form part of these abridged financial statements.**

**By The Trees Management Company Limited by Guarantee  
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**Unaudited balance sheet (continued)  
As at 31 December 2025**

We, as directors of By The Trees Management Company Limited by Guarantee state that:

- the company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014;
- the company is availing itself of the exemption on the grounds that the conditions specified in section 358 of the Companies Act 2014 are satisfied;
- the members of the company have not served a notice on the company under section 334(1) of the Companies Act 2014 in accordance with section 334(2);
- 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 Companies Act 2014 relating to financial statements so far as they are applicable to the company; and
- the company has relied on the specified exemption contained in section 352 of the Companies Act 2014; 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 of the Companies Act 2014.

These abridged financial statements were approved by the board of directors on 23 January 2026 and signed on behalf of the board by:

Ms. Carol Jackson  
Director

Mr. Brendan Burke  
Director

**The notes on pages 5 to 9 form part of these abridged financial statements.**

**By The Trees Management Company Limited by Guarantee  
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**Notes to the unaudited abridged financial statements  
Financial year ended 31 December 2025**

**1. General information**

The company is a private company limited by guarantee, registered in Ireland. The address of the registered office is 71/73 Lower Drumcondra Road, Drumcondra, Dublin 9. The company is a mutual entity, the principal activity of which is to administer an 8 unit apartment block at 71 - 73 Lower Drumcondra Road, Dublin 9.

**2. Statement of compliance**

These financial statements have been prepared in compliance with FRS 102 Section 1A, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

**3. Accounting policies and measurement bases**

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's unaudited financial statements.

**Basis of preparation**

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention modified to include certain items at fair value. The financial reporting framework that has been applied in their preparation is the Companies Act 2014 (the Act) and FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland issued by the Financial Reporting Council. The company qualifies as a small company for the period, as defined by section 280A of the Act, in respect of the financial year, and has applied the rules of the 'Small Companies Regime' in accordance with section 280C of the Act and Section 1A of FRS 102.

The unaudited financial statements have been prepared in the Euro currency (€) which is also the functional currency of the company.

**Going concern**

The directors confirm that there will be necessary finances so as to enable the company to continue to operate for the foreseeable future, without curtailment and pay its liabilities as and when they fall due. For this reason, the directors have adopted the going concern concept in preparing the financial statements. The financial statements do not include any adjustments that would result in the non achievement and non performance of those matters noted above.

**Turnover**

Service charges are credited to the income and expenditure account on the accrual basis.

At the date of the balance sheet, any service charges relating to 2025 that are still outstanding is an accounting bad debt provision of 50%. For any service charges relating to before 2025 that are still outstanding at the date of the balance sheet, there is an accounting bad debt provision of 100%. The directors are of the opinion that all service charges are collectable.

**By The Trees Management Company Limited by Guarantee  
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**Notes to the unaudited abridged financial statements (continued)  
Financial year ended 31 December 2025**

**Financial instruments**

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

**Taxation**

The company is limited by guarantee under the Companies Act 2014 and is not established for the profit or gain of its members. The company is solely operating for the mutual benefit of its members and accordingly is not liable to corporation tax.

**4. Limited by guarantee**

The liability of a member is limited whilst he/she is a member of the company or within one year after ceasing to be a member, for the payment of debt and liabilities of the company contracted before ceasing to be a member, to an amount not exceeding €1.27.

**5. Common area**

The common area has not been transferred from the developer. By The Trees Management Company Limited by Guarantee has made the developer aware of its obligations in this respect.

**By The Trees Management Company Limited by Guarantee  
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**Notes to the unaudited abridged financial statements (continued)  
Financial year ended 31 December 2025**

**6. Sinking fund**

No sinking fund has been set up. A fund may be set up in the future, in the meantime any future significant capital works will be funded from accumulated reserves and/or once-off capital levies as necessary.

**7. Appropriations of income and expenditure account**

	<b>2025</b>	2024
	€	€
At the start of the financial year	4,422	6,933
Surplus/(deficit) for the financial year	2,833	(2,511)
<b>At the end of the financial year</b>	<u>7,255</u>	<u>4,422</u>

**8. Employees**

There were no employees during the year apart from the directors and company secretary. All directors and company secretary serve in a voluntary capacity. No directors remuneration was paid during the year. The directors and company secretary who held office on 31 December 2025 had, subject to note 13, no interests in contracts or otherwise with the company. The company does not operate a pension scheme therefore the directors and secretary are not entitled to a pension on retirement.

**9. Taxation**

The company is limited by guarantee under the Companies Act 2014 and is not established for the profit or gain of its members. The company is solely operating for the mutual benefit of its members and accordingly is not liable to corporation tax in the current year.

**By The Trees Management Company Limited by Guarantee  
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**Notes to the unaudited abridged financial statements (continued)  
Financial year ended 31 December 2025**

**10. Debtors**

	<b>2025</b>	<b>2024</b>
	€	€
Service charges in arrears	1,800	1,200
Prepayments	2,097	2,264
	<u>3,897</u>	<u>3,464</u>

The service charges in arrears at 31 December 2025 are after an accounting provision for unpaid service charges of €1,900 (31 December 2024 : €1,400).

Movement on provision for unpaid service charges

	<b>2025</b>	<b>2024</b>
	€	€
Balance at start	1,400	1,500
Charge/(write back) to income and expenditure account	500	(100)
Balance at close	<u>1,900</u>	<u>1,400</u>

**11. Creditors: amounts falling due within one year**

	<b>2025</b>	<b>2024</b>
	€	€
Accruals	1,181	4,757
	<u>1,181</u>	<u>4,757</u>

**12. Events after the end of the reporting period**

No matters or circumstances have arisen since the end of the financial year, which significantly affected or may significantly affect the operations of the company, the results of those operations or the state of affairs of the company in the financial years subsequent to the financial year ended 31 December 2025.

**13. Related party transactions**

The directors and company secretary are related parties. All the directors and the company secretary serve in a voluntary capacity. The directors and company secretary are also members of the company and own units within the development. During the financial year ended 31 December 2025, the company paid Mr. Brendan Burke, director €1,219 for gardening and maintenance services (31 December 2024 : €1,269). Apart from this, there were no other transactions with the directors and company secretary other than the levy and payment of the annual service charges. There are no service charges outstanding at 31 December 2025 in relation to the directors and company secretary.

**By The Trees Management Company Limited by Guarantee  
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**Notes to the unaudited abridged financial statements (continued)  
Financial year ended 31 December 2025**

**14. Controlling party**

The company is one limited by guarantee and not having a share capital.

**15. Going concern**

The directors confirm that there will be necessary finance so as to enable the company to continue to trade for the foreseeable future, without curtailment, and pay its liabilities as and when they fall due. For this reason, the directors have adopted the going concern concept in preparing the financial statements.

**16. Approval of financial statements**

The board of directors approved these abridged financial statements for issue on 23 January 2026.