

**Registration Number 474653**

**Kerrycurrihy Management Company Limited**

**Directors' Report and Financial Statements**

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

# Kerrycurrihy Management Company Limited

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**Kerrycurrihy Management Company Limited**

**Directors and other information**

Directors	Declan O'Keeffe Finbarr Murphy
Secretary	Finbarr Murphy
Company number	474653
Registered office	C/o Absolute Property Bandon Road Ardrostig, Bishopstwon Cork
Accountants	David O'Sullivan & Associates Accounting Services Limited 1st Floor Red Abbey Building Unit 20 South Link Industrial Park Frankfiel Cork
Business address	C/o Absolute Property Group Bandon Road Ardrostig, Bishopstown Cork
Bankers	A.I.B. Bank 66 South Mall Cork
Management Agent	Absolute Property Group Bandon Road Ardrostig, Bishopstown Cork

# Kerrycurrihy Management Company Limited

## Directors' Report for the year ended 31 December 2025

The directors present their report and the financial statements for the year ended 31 December 2025.

### Principal Activities of the Company

The principal activity of the company is the maintenance of the common areas of the apartment complex, The Seasons, Carrigaline Co. Cork.

### Principal Risks and Uncertainties

In common with all companies operating in Ireland in this sector, the company faces increasing overhead costs. The directors are of the opinion that the company is well positioned to manage these costs. The company engages the services of Absolute Property Management Limited, to manage the daily activities of the company and to monitor its costs.

### Research and Development

The company did not engage in any research and development activities during the financial year.

### Post Balance Sheet Events

There were no post balance sheet events.

### Directors

The directors who served during the year are stated below :

	2025 Shares Held	2024 Shares Held
Declan O'Keeffe	1	1
Finbarr Murphy	1	1

### Directors' Responsibilities

Company law requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the company and of the profit or loss of the company for that year. In preparing these the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

**Kerrycurrihy Management Company Limited**

**Directors' Report  
for the year ended 31 December 2025**

The directors are responsible for keeping proper books of account which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 2014 and all the regulations to be construed as one with those Acts. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the presentation and detection of fraud and other irregularities.

**Accounting Records**

The Directors acknowledge their responsibilities under Section 281 to 285 of the Companies Act 2014 to keep proper books and records for the company.

Books and records are prepared from the source documentation by Absolute Property Management Limited. Books and records are kept at the company's registered office.

On behalf of the Board

Declan O'Keeffe

)  
)  
) Directors

Finbarr Murphy

)  
)

**Date: 7th April 2025**

**Kerrycurrihy Management Company Limited**

**Accountants' report on the unaudited financial statements to the directors of  
Kerrycurrihy Management Company Limited**

We have compiled the financial statements for the year ended 31/12/25 set out on pages 5 to 11.

**Respective responsibilities of directors and accountants**

As described on pages 2 & 3 the directors are responsible for ensuring that the company maintains proper books of account and for preparing financial statements which give a true and fair view and have been properly prepared in accordance with the Companies Act 2014. You are 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.

It is our responsibility to compile the financial statements of Kerrycurrihy Management Company Limited from the accounting records, information and explanations supplied to us by the company.

**Scope of work**

We have compiled the financial statements in accordance with the Miscellaneous Technical Statement "Compilation of Financial Statements of Incorporated Entities" - M41 - from the accounting records, information and explanations supplied to us by the company.

We have not audited or otherwise attempted to verify the accuracy or completeness of such records, information and explanations and, accordingly, express no opinion on the financial statements.

**David O'Sullivan & Associates Accounting Services Limited**

**1st Floor Red Abbey Building**

**Unit 20 South Link Industrial Park**

**Frankfiel**

**Cork**

**Date: 07/04/25**

**Kerrycurrihy Management Company Limited**

**Profit and loss account  
for the year ended 31/12/25**

**Continuing operations**

		<b>2025</b>	<b>2024</b>
<b>Notes</b>		<b>€</b>	<b>€</b>
<b>Service charges</b>		52,964	52,996
Administrative expenses		(50,702)	(67,228)
<b>Operating profit/(loss)</b>		2,262	(14,232)
Other interest receivable and similar income		28	43
<b>Profit/(loss) on ordinary activities before taxation</b>		2,290	(14,189)
Transfer to sinking fund	<b>10</b>	-	-
<b>Retained profit/(loss) for the year</b>	<b>10</b>	2,290	(14,189)
Retained profit brought forward		12,446	26,635
<b>Retained profit carried forward</b>		14,736	12,446

There are no recognised gains or losses other than the profit or loss for the above financial year.

**Kerrycurrihy Management Company Limited**

**Balance sheet  
as at 31/12/25  
2025**

	Notes	€	€	€	€
<b>Current assets</b>					
Debtors	3	9,336		12,626	
Cash at bank and in hand		17,045		8,991	
Sinking Fund Account		22,130		15,073	
		<u>48,511</u>		<u>36,690</u>	
<b>Creditors: amounts falling due within one year</b>	4	<u>(4,917)</u>		<u>(2,636)</u>	
<b>Net current assets</b>			<u>43,594</u>		<u>34,054</u>
<b>Total assets less current liabilities</b>			43,594		34,054
<b>Net assets</b>			<u>43,594</u>		<u>34,054</u>
<b>Reserves</b>					
Called up share capital	8		31		31
Other reserves	10		28,827		21,577
Profit & loss account	10		14,736		12,446
<b>Reserves</b>	11		<u>43,594</u>		<u>34,054</u>

We as directors of Kerrycurrihy Management Company Limited state that:

(a) the company is availing itself of the audit exemption (and the exemption shall be expressed to be "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 section 358 is complied with,

(c) no notice under subsection (1) of section 334 has, in accordance with subsection (2) of that section, been served on the company, and

(d) the directors acknowledge the obligations of the company, under this Act, to -

(1) keep adequate accounting records and prepare statutory 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 year, and

**The notes on pages 8 to 11 form an integral part of these financial statements.**

**Kerrycurrihy Management Company Limited**

(ii) otherwise comply with the provisions of this Act relating to statutory financial statements so far as they are applicable to the company.

The financial statements were approved by the Board on 07/04/25 and signed on its behalf by

On behalf of the board.

**Declan O'Keeffe**  
**Director**

**Finbarr Murphy**  
**Director**

**The notes on pages 8 to 11 form an integral part of these financial statements.**

# Kerrycurrihy Management Company Limited

## Notes to the Financial Statements for the year ended 31 December 2025

### 1. Company Information

Kerrycurrihy Management Company Limited is a company limited by shares (Registered Number : 474653) and is incorporated in the Republic of Ireland. The company provides maintenance services and the collection of service charges for the apartment complex The Seasons, Carrigaline, Co Cork.

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

### 2. Accounting Policies

#### 2.1. Basis of Preparation

The financial statements are prepared in accordance with generally accepted accounting principles under the historic cost convention, and are reported in Euro - denoted €, and comply with financial reporting standards of the Accounting Standards Board and the Companies Act 2014.

#### 2.2. Revenue Recognition

The company provides maintenance and other management related services for the common areas of the Kerrycurrihy development. These services are provided on a not for profit basis. Annually an estimate of the cost of providing these services is arrived at by the directors and is presented to the members annually for their approval at the annual general meeting of the company. Once the budgeted costs are approved by the members, an annual fee for a pro-rata share of these costs together with a sinking fund contribution, if applicable, is issued to each apartment owner.

#### Contributions to meet annual costs:

These contributions are recognised as income in the year for which the maintenance fees are involved.

#### Sinking Fund Contributions:

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 Profit and Loss account in the period in which large, non-regular repair and maintenance work is undertaken by the company.

### 3. Debtors

	2025	2024
	€	€
Service charges	3,464	8,332
Other debtors	31	31
Prepayments	5,841	4,263
	<u>9,336</u>	<u>12,626</u>

**Kerrycurrihy Management Company Limited**

**Notes to the Financial Statements  
for the year ended 31 December 2025**

..... continued

<b>4.</b>	<b>Creditors: amounts falling due within one year</b>	<b>2025</b>	<b>2024</b>
		€	€
	<i>Other creditors</i>		
	Accruals	4,917	2,636
		<u>          </u>	<u>          </u>

<b>5.</b>	<b>Analysis of changes in net funds</b>	<b>Opening balance</b>	<b>Cash flows</b>	<b>Closing balance</b>
		€	€	€
	Cash at bank and in hand	24,064	15,111	39,175
	<b>Net funds</b>	<u>24,064</u>	<u>15,111</u>	<u>39,175</u>

**6. Taxation**

There is no liability to Corporation Tax as the company is non trading.  
The company is involved in mutual trading among its members and not carrying on a commercial trading activity.

**7. Accounting Periods**

The current accounts are for a full year.

		<b>2025</b>	<b>2024</b>
		€	€
<b>8.</b>	<b>Share Capital</b>		
	<b>Authorised equity</b>		
	1,000,000 Ordinary Shares of €1 each	1,000,000	1,000,000
		<u>          </u>	<u>          </u>
	<b>Allotted, called up and fully paid equity</b>		
	31 Ordinary shares of €1 each	31	31
		<u>          </u>	<u>          </u>

# Kerrycurrihy Management Company Limited

## Notes to the Financial Statements for the year ended 31 December 2025

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### 9. Members Liability

Every member of the Company undertakes to contribute to the assets of the Company in the event of its being wound up while he is a member or within one year afterwards, for payment of the debts and liabilities of the Company contracted before he/she ceases to be a member and the cost, 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 one Euro.

10. Equity Reserves	Profit and loss account €	Sinking Fund €	Total €
At 01/01/25	12,446	21,577	34,023
Profit for the year	- 2,290		2,290
Transfer to sinking fund	- -	7,250	7,250
At 31/12/25	14,736	28,827	43,563

### 11. Reconciliation of movements in members funds

	2025 €	2024 €
Surplus/(deficit) for the year	2,290	(14,189)
Other recognised gains or losses	7,250	-
Net addition to shareholders' funds	9,540	(14,189)
Opening members' funds	34,054	48,243
Closing members' funds	43,594	34,054

These reserves are not available for distribution to the members of the company.

### 12. Transactions with directors

There were no related party transactions during the year other than service charges levied upon the directors for units which they own. These charges were conducted at arms length and are consistent with the company's method of calculating service charges across all of the units at Kerrycurrihy, Carrigaline Co. Cork.

**Kerrycurrihy Management Company Limited**

**Notes to the Financial Statements  
for the year ended 31 December 2025**

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**13. Approval of financial statements**

The financial statements were approved by the Board on 7 April 2025 and signed on its behalf by

Director  
**Declan O'Keeffe**

Director  
**Finbarr Murphy**