

Registration number 372998

Grattan Bar Apartments Owners Management Limited
(A Company Limited by Guarantee and not having a Share Capital)
Abridged accounts
for the year ended 30th June 2025

Grattan Bar Apartments Owners Management Limited
(A Company Limited by Guarantee and not having a Share Capital)

Contents

| | Page |
|--|----------------|
| Directors and other information | 1 |
| Directors' report | 2 |
| Statement of directors' responsibilities | 3 |
| Abridged auditors' report to the company pursuant to section 356 | 4 - 5 |
| Independent Auditors' report to the members | 6 - 7 |
| Income and expenditure account | 8 |
| Abridged balance sheet | 9 |
| Cash flow statement | 10 |
| Notes to the abridged financial statements Including statement of accounting policies | 11 - 13 |

Grattan Bar Apartments Owners Management Limited
(A Company Limited by Guarantee and not having a Share Capital)

Directors and other information

| | |
|-------------------|--|
| Directors | Colm Murphy Michael Billane |
| Secretary | Michael Billane |
| Company number | 372998 |
| Registered office | 11 Catherine Street Waterford Ireland |
| Auditors | JP O Donohoe Accountants Limited Statutory auditors Suite 1 Waterside Chambers 10 Waterside Waterford |
| Bankers | Permanent TSB Hypercentre Morgan Street Waterford |

Grattan Bar Apartments Owners Management Limited
(A Company Limited by Guarantee and not having a Share Capital)
Directors' report
for the year ended 30 June 2025

The directors present their report and the audited financial statements for the year ended 30 June 2025.

Principal activities and review of the business

Grattan Bar Apartments Owners' Management CLG primary activity is property management.

Directors of the company

The present membership of the board is listed on the 'Directors and other information' page

Accounting records

The measures taken by the directors to ensure compliance with the requirements of Section 281 to 285 of the Companies Act 2014, regarding proper accounting records are the implementation of necessary policies and procedures for recording transactions, the employment of competent accounting personnel with appropriate expertise and the provision of adequate resources to the financial function. The accounting records of the company are maintained at the Registered Office.

Relevant audit information

So far as the directors' are aware, there is no relevant audit information of which the company's statutory auditors are unaware, and the directors' have taken all the steps that they ought to have taken as directors' in order to make themselves aware of any relevant audit information and to establish that the company's statutory auditors are aware of that information.

This report was approved by the Board on 13 January 2026 and signed on its behalf by

.....
Colm Murphy
Director

.....
Michael Billane
Director

Grattan Bar Apartments Owners Management Limited
(A Company Limited by Guarantee and not having a Share Capital)

Statement of directors responsibilities for the members' financial statements

The directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable Irish law and generally accepted accounting practice in Ireland including the accounting standards issued by the Financial Reporting Council and published by the Institute of Chartered Accountants in Ireland.

Irish Company law requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the company and of the surplus or deficit of the company for that period. In preparing those financial statements, 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.

The directors confirm that they have complied with the above requirements in preparing the financial statements.

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements are prepared in accordance with accounting standards generally accepted in Ireland and with Irish statute comprising 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.

On behalf of the board

Colm Murphy
Director

Michael Billane
Director

Date: 13th January 2026

**Independent auditors' special report to the directors of
Grattan Bar Apartments Owners Management Limited
(A Company Limited by Guarantee and not having a Share Capital)
pursuant to section 356 of the Companies Act 2014**

We have examined:

- (i) the abridged financial statements for the year ended 30 June 2025 on pages 9 to 13, which the directors of Grattan Bar Apartments Owners Management Limited propose to annex to the annual return of the company; and
- (ii) the financial statements to be laid before the Annual General Meeting, which form the basis for those abridged financial statements.

Respective responsibilities of directors and auditors

It is your responsibility to prepare abridged financial statements which comply with the Companies Act 2014. It is our responsibility to form an independent opinion that the directors are entitled under section 352 of the Companies Act 2014 to annex abridged financial statements to the annual return of the company and that those abridged financial statements have been properly prepared pursuant to section 354 of that Act and to report our opinion to you.

This report is made solely to the company's directors as a body, in accordance with section 356 of the Companies Act 2014. Our work has been undertaken so that we might state to the company's directors those matters we are required to state to them under section 356 of the Companies Act 2014 and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's directors as a body, for our work, for this report, or for the opinion we have formed.

Basis of opinion

We have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to annex abridged financial statements to the annual return of the company and that the abridged financial statements are properly prepared. The scope of our work for the purpose of this report does not include examining or dealing with events after the date of our report on the full financial statements.

Opinion

In our opinion the directors are entitled under section 352 of the Companies Act 2014 to annex to the annual return of the company abridged financial statements and those abridged financial statements have been properly prepared pursuant to the provisions of section 354 of that Act.

Other information

The abridged financial statements have been prepared from the financial statements to be laid before the Annual General Meeting, in respect of which our audit report, as detailed on pages to of these financial statements, was modified.

On 13 January 2026 we reported, as auditors of Grattan Bar Apartments Owners Management Limited, to the members on the company's financial statements for the year ended 30 June 2025 to be laid before the Annual General Meeting and our report is reproduced on pages to of these financial statements.

**Independent auditors' special report to the directors of
Grattan Bar Apartments Owners Management Limited
(A Company Limited by Guarantee and not having a Share Capital)
pursuant to section 356 of the Companies Act 2014**

..... continued



**John Tobin for and on behalf of
JP O Donohoe Accountants Limited
Statutory auditors**

Date: 13 January 2026

**Suite 1
Waterside Chambers**

**10 Waterside
Waterford**

(A Company Limited by Guarantee and not having a Share Capital)

We have audited the financial statements of Grattan Bar Apartments Owners Management Limited for the year ended 30 June 2025 which comprise the Income and Expenditure Account, the Balance Sheet, the Cash Flow Statement and the related notes. The relevant financial reporting framework that has been applied in their preparation is the Companies Act 2014 and accounting standards issued by the Financial Reporting Council and promulgated by the Institute of Chartered Accountants in Ireland (Generally Accepted Accounting Practice in Ireland).

This report is made solely to the company's members, as a body, in accordance with section 391 of the Companies Act 2014. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

As explained more fully in the Directors' Responsibilities Statement set out on page 3, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view and otherwise comply with the Companies Act 2014. Our responsibility is to audit and express an opinion on the financial statements in accordance with Irish law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.


Opinion on financial statements

In our opinion the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the company as at 30 June 2025 and of its loss for the year then ended; and
- have been properly prepared in accordance with the relevant financial reporting framework and, in particular, the requirements of the Companies Act 2014.

Matters on which we are required to report by the Companies Act 2014

- we have obtained all the information and explanations which we consider necessary for the purposes of our audit.
- In our opinion the accounting records of the company were sufficient to permit the financial statements to be readily and properly audited.
- The financial statements are in agreement with the accounting records.


John Tobin
for and on behalf of
JP O Donohoe Accountants Limited
Statutory Auditors

Suite 1
Waterside Chambers
10 Waterside
Waterford

This is certified a true copy.

On behalf of the board

(A Company Limited by Guarantee and not having a Share Capital)

..... continued

Colm Murphy
Director

Michael Billane
Company secretary

13th January 2026

Grattan Bar Apartments Owners Management Limited
(A Company Limited by Guarantee and not having a Share Capital)

Income and expenditure account
for the year ended 30 June 2025

| | Notes | Continuing operations | |
|--|--------------|------------------------------|-----------------|
| | | 2025 | 2024 |
| | | € | € |
| Gross profit | | 25,900 | 22,800 |
| Administrative expenses | | (29,178) | (27,936) |
| Exceptional administrative expenses | | - | (5,942) |
| | | <hr/> | <hr/> |
| Loss on ordinary activities before taxation | | (3,278) | (11,078) |
| Tax on loss on ordinary activities | | - | - |
| | | <hr/> | <hr/> |
| Loss for the financial year | | <u>(3,278)</u> | <u>(11,078)</u> |

All of the activities of the company are classed as continuing.

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

The notes on pages 11 to 13 form an integral part of these financial statements.

Grattan Bar Apartments Owners Management Limited
(A Company Limited by Guarantee and not having a Share Capital)

Abridged balance sheet
as at 30 June 2025

| | | 2025 | | 2024 | |
|---|---|----------|----------|----------|---------|
| Notes | € | € | € | € | € |
| Current assets | | | | | |
| Debtors | 4 | (369) | | 1,650 | |
| Cash at bank and in hand | | 15,894 | | 18,374 | |
| | | 15,525 | | 20,024 | |
| Creditors: amounts falling due within one year | 5 | (25,693) | | (29,714) | |
| Net current liabilities | | | (10,168) | | (9,690) |
| Total assets less current liabilities | | | (10,168) | | (9,690) |
| Deficiency of assets | | | (10,168) | | (9,690) |
| Reserves | | | | | |
| Called up share capital | | | 2 | | 2 |
| Revenue reserves account | | | (10,170) | | (9,692) |
| Equity shareholders' funds | 6 | | (10,168) | | (9,690) |

The directors have relied on the specified exemption contained in Section 352 of the Companies Act 2014 on the grounds that the company is entitled to the benefit of that exemption as a medium company and the abridged financial statements have been properly prepared in accordance with Section 354.

The abridged accounts were approved by the Board on 13 January 2026 and signed on its behalf by

.....
Colm Murphy
Director

.....
Michael Billane
Director

The notes on pages 11 to 13 form an integral part of these financial statements.

Grattan Bar Apartments Owners Management Limited
(A Company Limited by Guarantee and not having a Share Capital)

Cash flow statement
for the year ended 30 June 2025

| | Notes | 2025 € | 2024 € |
|---|-------|----------------|----------------|
| Reconciliation of operating loss to net cash outflow from operating activities | | | |
| Operating loss | | (3,278) | (11,078) |
| Decrease in debtors | | 2,019 | 3,880 |
| (Decrease) in creditors | | (4,021) | 1,821 |
| Net cash outflow from operating activities | | <u>(5,280)</u> | <u>(5,377)</u> |
| Cash flow statement | | | |
| Decrease in cash in the year | | <u>(5,280)</u> | <u>(5,377)</u> |
| Reconciliation of net cash flow to movement in net debt (Note 8) | | | |
| Decrease in cash in the year | | (5,280) | (5,377) |
| Net cash inflow from issue of shares classed as financial liabilities | | - | - |
| Net funds at 1 July 2024 | | <u>18,374</u> | <u>23,751</u> |
| Net funds at 30 June 2025 | | <u>13,094</u> | <u>18,374</u> |

Grattan Bar Apartments Owners Management Limited
(A Company Limited by Guarantee and not having a Share Capital)
Notes to the abridged financial statements
for the year ended 30 June 2025

1. Statement of 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.

1.1. Basis of preparation

The audited financial statements have been prepared in accordance with accounting standards generally accepted in Ireland and the Companies Act 2014. Accounting Standards generally accepted in Ireland in preparing financial statements giving a true and fair view are those issued by the Financial Reporting Council.

1.2. Income policy

Turnover represents the total invoice value, excluding value added tax, of sales made during the year.

1.3. Taxation

The yearly charge for taxation is based on the profit for the year and is calculated with reference to the tax rates applying at the balance sheet date.

3. Employees

There were no employees during the year apart from the directors.

4. Debtors

| | 2025 | 2024 |
|---------------|-------------|-------------|
| | € | € |
| Trade debtors | (369) | 1,650 |

Grattan Bar Apartments Owners Management Limited
(A Company Limited by Guarantee and not having a Share Capital)
Notes to the abridged financial statements
for the year ended 30 June 2025

..... continued

5. Creditors: amounts falling due within one year

| | 2025 | 2024 |
|------------------------|-------------|-------------|
| | € | € |
| <i>Other creditors</i> | | |
| Trade creditors | 14,065 | 18,457 |
| Other creditors | 9,057 | 9,057 |
| Accruals | 2,571 | 2,200 |
| | 25,693 | 29,714 |

6. Reconciliation of movements in members' funds

| | 2025 | 2024 |
|------------------------|-------------|-------------|
| | € | € |
| Deficit for the year | (3,278) | (11,078) |
| Opening members' funds | (6,890) | 1,388 |
| Closing members' funds | (10,168) | (9,690) |

8. Analysis of changes in net funds

| | 2025 | 2024 |
|--------------------------|------------------------|-------------------|
| | Opening balance | Cash flows |
| | € | € |
| | Closing balance | € |
| Cash at bank and in hand | 18,374 | (2,480) |
| Net funds | 18,374 | (2,480) |
| | 15,894 | 15,894 |

Grattan Bar Apartments Owners Management Limited
(A Company Limited by Guarantee and not having a Share Capital)
Notes to the abridged financial statements
for the year ended 30 June 2025

..... continued

9. Company limited by guarantee

The company is one limited by guarantee not having a share capital. The liability of each member, in the event of the company being wound up is €2.

10. Accounting periods

The current accounts are for a full year. The comparative accounts are for a full year.

11. Approval of financial statements

The board of directors approved these financial statements for issue on 13 January 2026.