

ELDEN MANAGEMENT CLG
(A Company Limited by Guarantee, Without a Share Capital)

Statutory Financial Statements

for the year ended 31 December 2025

MYLES C. RONAN & ASSOCIATES
Chartered Certified Accountants
No. 5A
Sheraton Court
Glasheen Road
Cork

ELDEN MANAGEMENT CLG
(A Company Limited by Guarantee, Without a Share Capital)

Directors And Other Information

Directors	Martin Tuohy Thomas McCarthy (Resigned on 3 September, 2025) Gudmundur Arnarsson Thorgeirsson Amanda West Noel Curran
Secretary	Martin Tuohy
Company Number	439402
Registered Office	The Management Suite Office 4, Distillery Lane Midleton Co. Cork
Accountants	Myles C. Ronan & Associates Chartered Certified Accountants No. 5A Sheraton Court Glasheen Road Cork
Bankers	Bank of Ireland
Property Managing Agent	BMG Property Management Limited

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**Extract from Directors' Report in accordance with Section 329 of the Companies Act 2014
for the year ended 31 December 2025**

Extract from Directors Report

Directors, Secretary and their Interests

The Directors and Secretary who served during the year are as stated below:

Martin Tuohy (Also Company Secretary)
Thomas McCarthy (Resigned on 3 September, 2025)
Gudmundur Arnarsson Thorgeirsson
Amanda West
Noel Curran

The Company is Limited by Guarantee and the Directors have no beneficial interest.

On Behalf of the Board

Martin Tuohy
Director

Noel Curran
Director

11 February 2026

ELDEN MANAGEMENT CLG
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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 Activity

The principal activity of the Company is the management of Residential Apartments. The object of the Company is the orderly management of the Apartments to the mutual benefit of the owners.

Principal Risks and Uncertainties

The Directors and its management team take considerable effort to assess the critical risks and uncertainties that face the Company and in seeking ways of mitigating those risks. The principal risks and uncertainties facing the Company as identified by the Directors are as follows:

Economic Risk

The general environment in Ireland improved but remained challenging throughout 2025 due to the continued high costs of living.

The Board of Directors are closely monitoring the potential impact of the above on the 2026 financial results and cashflows. However, the Company's top priority continues to be the health and safety of residents of the complex. The Board feel that because of prudent financial planning, the Company is well positioned to weather these conditions and recover in the short to medium term. The Directors will continue to manage the risk of slow service charge payment through constant contact with the Unit Owners regarding outstanding amounts due and through their solicitors, should the need arise, in respect of any longer term amounts outstanding.

The Company's policy continues to be to ensure that sufficient resources are available from Cash Balances, Cash Flows and the Sinking Fund in order that all current and capital expenditure obligations can be met when they fall due. The Company does not foresee any immediate Capital Funding requirements but should one arise, the Directors are satisfied that appropriate systems are in place to respond accordingly either through the Company's insurance policy, the Sinking Fund or by the calling of a meeting of the Members in relation to any further funding requirements.

Results And Dividends

The Company's performance is consistent with prior years with revenue being generated through Service Charge fees charged to each Unit owner within the development. The Service Charge fee is calculated on a Unit by Unit basis but also taking into account the separation of items which may be specific to certain Units. The number of Units considered to be potentially problematic in terms of Service Charge collection within the next twelve months has remained at 0 Units at 31 December 2025 when compared to 31 December 2024 (See also Notes 1 and 5)

Directors

The Directors hold office until the Annual General Meeting of the Company and shall then be eligible for re-election.

Research and Development

The Company is not involved in Research and Development activities.

Post Balance Sheet Events

There were no significant events affecting the Company which required an adjustment to, or disclosure in, the Financial Statements.

Future Developments

Elden Management CLG maintains the development to a very high standard and will strive to continue to do so in the foreseeable future. It is also committed to continue to manage and safeguard the Sinking Fund towards any future Capital Funding requirements that may be required by the development.

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Directors' Report
for the year ended 31 December 2025

Directors, Secretary and their Interests

The Directors and Secretary who served during the year are as stated below:

Martin Tuohy (Also Company Secretary)
Thomas McCarthy (Resigned on 3 September, 2025)
Gudmundur Arnarsson Thorgeirsson
Amanda West
Noel Curran

The Company is Limited by Guarantee and the Directors have no beneficial interest.

Accounting Records

The Directors acknowledge their responsibilities under Section 281 to 285 of the Companies Act, 2014 to keep adequate accounting records for the Company. The books of account of the Company are maintained at The Management Suite, Office 4, Distillery Lane, Midleton, Co. Cork.

Statement of Relevant Accounting Information

So far as each person who was a Director at the date of approving this report is aware, there is no relevant accounting information, being information needed by an Accountant in connection with preparing its report, of which the Accountant is unaware. Having made enquiries of fellow Directors and the Company's Accountant, each Director has taken all the steps he or she is obliged to take as a Director in order to make himself or herself aware of any relevant accounting information and to establish that the Accountant is aware of the information.

Taxation Status

So far as the Directors are aware, the Company is a close company within the meaning of Section 430 Taxes Consolidation Act, 1997.

On Behalf of the board

Martin Tuohy
Director

Noel Curran
Director

Date: **11 February 2026**

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Directors' Responsibilities Statement

The Directors are responsible for preparing the Directors Report and the Financial Statements in accordance with 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 accounting standards issued by the Financial Reporting Council including FRS 102 The Financial Reporting Standard applicable in the UK and Ireland giving a true and fair view of the state of the affairs of the Company and of the Profit or Loss of the Company for each financial year. 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 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 apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the Financial Statements
- prepare the Financial Statements based 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 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 and enable the Financial Statements to be audited if required. 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 Unaudited Financial Statements as set out in Pages 5 to 11.

- The Directors approve these Unaudited Financial Statements and confirm that they are responsible for them, including selecting the appropriate 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 Myles C. Ronan & Associates, the Company's accounting records and provided all the information necessary for the compilation of the Unaudited 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 December 2025.

On Behalf of the Board

Martin Tuohy
Director

Noel Curran
Director

Date: 11 February 2026

ELDEN MANAGEMENT CLG
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Income and Expenditure Account
for the year ended 31 December 2025

	Notes	2025 €	2024 €
Income : Amounts Charged to Property Owners		145,081	145,203
Contribution from Sinking Fund in Respect of Balcony/Deck Repairs		-	5,400
Contribution from Sinking Fund in Respect of Fire Panels Replaced		-	6,323
Contribution from Sinking Fund in Respect of Painting		-	5,000
Contribution from Sinking Fund in Respect of Gate Repairs		-	3,870
		<u>145,081</u>	<u>165,796</u>
Administration Expenses		(145,174)	(165,846)
Net Income/(Loss)		(93)	(50)
Bank Interest Earned		93	50
Retained Profit Brought Forward		-	-
Retained Earnings Carried Forward		-	-
		<u> </u>	<u> </u>
		2025	2024
		€	€
Statement of Comprehensive Income			
Profit/(Loss) for the Financial Year		-	-
Total Comprehensive Income for the Year		-	-
		<u> </u>	<u> </u>

There are no recognised Gains or Losses other than the Profit or Loss for the above two financial years.

The Financial Statements were approved by the Board on 11 February 2026 and signed on its behalf by

Martin Tuohy
Director

Noel Curran
Director

ELDEN MANAGEMENT CLG
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Balance Sheet
as at 31 December 2025

	Notes	2025	2024
		€	€
Current Assets			
Trade and Other Receivables	5	10,450	11,135
Cash and Cash Equivalents		274,795	255,353
		<u>285,245</u>	<u>266,488</u>
Creditors due within One Year			
Trade and Other Payables	6	(9,308)	(35,533)
		<u> </u>	<u> </u>
Net Current Assets		<u>275,937</u>	<u>230,955</u>
Net Assets		<u>275,937</u>	<u>230,955</u>
Equity			
Sinking Fund	7	275,937	230,955
Retained Profits		-	-
		<u> </u>	<u> </u>
Total Equity		<u>275,937</u>	<u>230,955</u>

We, as Directors of Elden Management CLG, state that:

The Company is availing itself of the Exemption Provided for by Chapter 15 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 are complied with,

No notice under Subsection (1) of Section 334 has, in accordance with Subsection (2) of that section, been served on the Company, and

We acknowledge the obligations of the Company, 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 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.

The Unaudited Financial Statements were approved by the Board of Director's on 11 February 2026 and signed on its behalf by

Martin Tuohy
Director

Noel Curran
Director

ELDEN MANAGEMENT CLG
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Statement of Changes in Equity
for the year ended 31 December 2025

	Retained Earnings	Sinking Fund	Total Equity
	€	€	€
Balance at 1 January, 2024	-	208,726	208,726
Profit/(Loss) for the year to 31 December 2024	-	-	-
Sinking Fund Transfer	-	22,229	22,229
Other Comprehensive Income	-	-	-
Balance at 31 December, 2024	<u>-</u>	<u>230,955</u>	<u>230,955</u>
Balance at 1 January, 2025	-	230,955	230,955
Profit/(Loss) for the year to 31 December 2025	-	-	-
Sinking Fund Transfer	-	44,982	44,982
Other Comprehensive Income	-	-	-
Balance at 31 December, 2025	<u>-</u>	<u>275,937</u>	<u>275,937</u>

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Statement of Cashflows
for the year ended 31 December 2025

	Notes	2025 €	2024 €
Reconciliation of Operating Loss to Net Cash Outflow from Operating Activities			
Operating Loss		(93)	(50)
(Increase)/Decrease in Debtors		685	(1,142)
Increase/(Decrease) in Creditors		18,757	42,447
Net Cash Inflow/(Outflow) from Operating Activities		<u>19,349</u>	<u>41,255</u>
Statement of Cashflows			
Net Cash Inflow from Operating Activities		19,349	41,255
Returns on Investments and Servicing of Finance		93	50
Taxation		-	1
Increase/(Decrease) in Cash and Cash Equivalents		<u>19,442</u>	<u>41,306</u>
Reconciliation of Net Cash Flow to movement in Cash and Cash Equivalents			
Net Increase/(Decrease) in Cash and Cash Equivalents in the year		19,442	41,306
Cash and Cash Equivalents at 1 January 2025		<u>255,353</u>	<u>214,047</u>
Cash and Cash Equivalents at 31 December 2025		<u>274,795</u>	<u>255,353</u>

ELDEN MANAGEMENT CLG
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Notes to the Financial Statements
for the year ended 31 December 2025

1. Accounting Policies

Elden Management CLG is primarily engaged in the management of Residential Units at the development at Elden, Maryborough Hill, Douglas, Cork from its base of operations in The Management Suite, Office 4, Distillery Lane, Middleton, Co. Cork. The object of the Company is the orderly management of the Units to the mutual benefit of the owners.

The Company is a Company Limited by Guarantee incorporated and domiciled in Ireland and its Company Registration Number is 439402. The Company is tax resident in Ireland.

The significant accounting policies adopted by the Company and applied consistently in the preparation of these Financial Statements are as follows:

1.1. Basis of Preparation

The Financial Statements are prepared on the Going Concern basis, under the Historical Cost Convention and comply with the Financial Reporting Standards of the Financial Reporting Council, as promulgated by the Association of Chartered Certified Accountants including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102") and the Companies Act 2014.

The Financial Statements are prepared in Euro which is the functional currency of the Company.

1.2. Income/Service Charges

All Turnover derives from activities in the Republic of Ireland and primarily relates to Service Charges invoiced. There are 45 Residential Units in the Development from which the Company is entitled to receive Service Charges.

Included in Debtors below is an amount of €100 relating to Service Charges due from 1 Unit at 31 December 2025. Within this amount, no Units have been identified as potentially being problematic in terms of successful collection within the next twelve months. Legal measures and other procedures would always be considered by the Directors to ensure the timely collection of these particular debts.

1.3. Taxation

In common with other Companies in this sector, the Company must compensate the tenants of the residential units for any excess charges over the expenditure incurred or recover any shortfall. As a result, the Company is unlikely to have a Profit or incur a Loss. As a consequence of the above a Corporation Tax liability should not arise in the future.

1.4. Cash and Cash Equivalents

This includes current and deposit accounts.

1.5. Trade and Other Receivables

Short and Long Term Debtors are measured at transaction price. Impairment is not carried out.

1.6. Creditors and Accruals

Short Term Trade Creditors are measured at transaction price.

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

2. Going Concern

The Financial Statements have been prepared on a going concern basis. The Company's activities together with the factors likely to affect its future development, performance and position are set out in the Directors Report on Pages 1 to 2. The principal risks and uncertainties faced by the Company are also included in the Directors Report.

The Directors have a reasonable expectation that the Company has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing the Annual Financial Statements.

3. Critical Accounting Judgements and Estimates

The preparation of these Financial Statements requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. Judgements and estimates are continually evaluated and are based on historical experiences and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The Company makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. Management consider that there are no estimates and assumptions that may have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

4. The transfer of the Reversionary Interest and Residual Title to the common areas in Elden Management CLG has not yet been executed.

	2025	2024
	€	€
5. Trade and Other Receivables		
Debtors	100	100
Taxation	2,878	3,563
Prepayments and Accrued Income	7,472	7,472
	10,450	11,135

Amounts identified as receivable after more than one year and included in Debtors are:

	2025	2024
	€	€
Debtors	-	-

6. Creditors due within One Year

	2025	2024
	€	€
Trade Creditors/Accruals	9,308	35,533

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

		Total
7. Sinking Fund		€
	Opening Balance as at 1 January 2025	230,955
	Transfer to Sinking Fund in respect of year to 31 December 2025	44,982
	Closing Balance as at 31 December 2025	<u>275,937</u>

A Sinking Fund has been commenced for the specific purpose of discharging expenditure reasonably incurred on refurbishment, improvement and/or maintenance of a non-recurring nature. It is, however, not guaranteed to cover all unexpected costs of a non-recurring nature. Contributions to the Sinking Fund are billed in each financial period.

8. Related Party Transactions

Service Charges of €19,609 were levied on the Directors of the Company for units in the development for which they own. Amounts unpaid and receivable as at 31 December 2025 from such units was €"Nil".

The Company has a Contract with BMG Property Management Limited for the provision of management services. In accordance with current disclosure requirements, where an entity manages the reporting entity, it is presumed that the parties are related. During the year to 31 December 2025, the Company was invoiced by BMG Property Management Limited for services and at 31 December 2025 the Company had a trade debt owing to BMG Property Management Limited of "€Nil".

		Opening	Cash	Closing
9. Analysis of Changes in Net Cash and Cash Equivalents		Balance	Flows	Balance
		€	€	€
	Cash and Cash Equivalents	255,353	19,442	274,795
	Net Cash and Cash Equivalents	<u>255,353</u>	<u>19,442</u>	<u>274,795</u>

10. The Company is Limited by Guarantee, not having a Share Capital and consequently the liability of the Members is limited, subject to an undertaking by each Member to contribute to the Net Assets or Liabilities of the Company on winding up such amounts as may be required not exceeding €1.27.

11. Approval of Financial Statements

The Financial Statements were approved by the Board on 11 February 2026.