

**Killininny Court Management Designated Activity Company**  
**Abridged Unaudited Financial Statements**  
**for the financial year ended 31 May 2025**

# Killininny Court Management Designated Activity Company

## CONTENTS

	<b>Page</b>
Directors' Responsibilities Statement	3
Accountants' Report	4
Statement of Financial Position	5
Notes to the Financial Statements	6 - 7
Extract from Directors' Report	8

# **Killinenny Court Management Designated Activity Company**

## **DIRECTORS' RESPONSIBILITIES STATEMENT**

for the financial year ended 31 May 2025

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 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" 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.

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.

**Signed on behalf of the board**

**Margarete Mantovani**  
Director

**Deirdre Jones**  
Director

**24 March 2026**

# **Killininny Court Management Designated Activity Company**

## **ACCOUNTANTS REPORT**

### **to the Board of Directors on the Compilation of the unaudited Abridged financial statements of Killininny Court Management Designated Activity Company for the financial year ended 31 May 2025**

In accordance with the engagement letter dated 24 March 2026 and in order to assist you to fulfil your duties under the Companies Act 2014, we have compiled for your approval the abridged financial statements of the company for the financial year ended 31 May 2025 as set out on pages 5 to 7 which comprise the Statement of Financial Position and the related notes from the company's accounting records and information and explanations you have given to us.

As a practising member of the Institute of Chartered Accountants Ireland, we are subject to its ethical and other professional requirements which are detailed at <https://www.charteredaccountants.ie/Professional-Standards/Home>

This report is made solely to the Board of Directors of Killininny Court Management Designated Activity Company, as a body, in accordance with the terms of our engagement. Our work has been undertaken so that we might compile the financial statements that we have been engaged to compile, report to the company's Board of Directors that we have done so, and state those matters that we have agreed to state to them in this 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 its Board of Directors, as a body, for our work or for this report.

We have carried out this engagement in accordance with guidance issued by Chartered Accountants Ireland and have complied with the relevant ethical guidance laid down by Chartered Accountants Ireland relating to members undertaking the compilation of financial statements.

You have acknowledged on the Statement of Financial Position for the year ended 31 May 2025 your duty to ensure that Killininny Court Management Designated Activity Company has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and surplus of Killininny Court Management Designated Activity Company. You consider that Killininny Court Management Designated Activity Company is exempt from the statutory audit requirement for the financial year.

We have not been instructed to carry out an audit or a review of the abridged financial statements of Killininny Court Management Designated Activity Company. For this reason, we have not verified the adequacy, accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory abridged financial statements.

#### **TRA PROFESSIONAL SERVICES**

Unit 2, Ground Floor  
The Hub Building  
Tulsk  
Roscommon

**24 March 2026**

# Killinenny Court Management Designated Activity Company

## STATEMENT OF FINANCIAL POSITION

as at 31 May 2025

	Notes	2025 €	2024 €
<b>Current Assets</b>			
Debtors		42,896	37,602
Cash and cash equivalents		34,927	24,635
		<u>77,823</u>	<u>62,237</u>
<b>Creditors: amounts falling due within one year</b>		<u>(11,323)</u>	<u>(15,781)</u>
<b>Net Current Assets</b>		<u>66,500</u>	<u>46,456</u>
<b>Total Assets less Current Liabilities</b>		<u>66,500</u>	<u>46,456</u>
<b>Reserves</b>			
Called up share capital presented as equity	3	8	8
Sinking fund		59,715	52,115
Retained surplus/(deficit)	5	6,777	(5,667)
<b>Members' Funds</b>		<u>66,500</u>	<u>46,456</u>

We as Directors of Killinenny Court Management Designated Activity Company, 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.

**Approved by the board on 24 March 2026 and signed on its behalf by:**

**Margarete Mantovani**  
Director

**Deirdre Jones**  
Director

# Killinenny Court Management Designated Activity Company

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 May 2025

### 1. General Information

Killinenny Court Management Designated Activity Company is a company limited by guarantee incorporated and registered in Ireland. The registered number of the company is 319058. The registered office of the company is 8 Lurgan Street, Dublin 7. The principal activity of the company is that of the management of the residential scheme at Killinenny Court, Ballycullen Avenue, Firhouse, Dublin 24 on a non-profit basis. All expenses incurred in the year have been recharged to members. 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 May 2025 have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (FRS 102).

#### Basis of preparation

The financial statements have been prepared in accordance with the historical cost convention except for certain properties and financial instruments that are measured at revalued amounts or fair values, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for assets. The financial reporting framework that has been applied in their preparation is the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" issued by the Financial Reporting Council.

#### Income

Turnover represents the reimbursement due to the company by members of the costs incurred by the management company in the maintenance of the common area's for the accounting period. The lessees are liable to their share of the company's annual expenses and sinking fund contribution based on the terms set out under the head lease signed by each member of the company. Turnover includes interest and debt collection costs charged on overdue accounts.

#### 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.

#### Foreign currencies

Monetary assets and liabilities denominated in foreign currencies are translated at the rates of exchange ruling at the Statement of Financial Position date. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated at the rates of exchange ruling at the date of the transaction. Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. The resulting exchange differences are dealt with in the Income Statement.

#### Sinking Fund Contributions

In accordance with the indenture between the management company and lessees, an annual charge is levied on the lessees to provide a reserve fund for future expenses, liabilities or payments whether certain or contingent and whether obligatory or discretionary.

#### Ordinary share capital

The ordinary share capital of the company is presented as equity.

## Killinenny Court Management Designated Activity Company

# NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 May 2025

3. Share capital			2025	2024
			€	€
Description	Number of shares	Value of units		
<b>Authorised</b>				
Ordinary Shares Class 1	6	€1.27 each	<u>8</u>	<u>8</u>
<b>Allotted, called up and fully paid</b>				
Ordinary Shares Class 1	6	€1.27 each	<u>8</u>	<u>8</u>

No director or the secretary had an interest in the share capital of the company at any time during the financial year.

#### 4. 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.

#### 5. Reserves

	Income statement	Sinking fund reserve	Total
	€	€	€
At 1 June 2024	(5,667)	52,115	46,448
Transfer of realised profit	(7,600)		(7,600)
Surplus/(deficit) for the financial year	20,044		20,044
Other movements	-	7,600	7,600
At 31 May 2025	<u>6,777</u>	<u>59,715</u>	<u>66,492</u>

#### 6. Events After the End of the Reporting Period

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

#### 7. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 24 March 2026.

**Killininny Court Management Designated Activity Company**  
**EXTRACT FROM DIRECTORS' REPORT**

for the financial year ended 31 May 2025

Extract from the Directors' Report in accordance with Section 329 of the Companies Act 2014

The directors and company secretary had no direct beneficial interest in the shares of the company at the beginning or end of the financial year.

There were no changes in shareholdings between 31 May 2025 and the date of signing the financial statements.