

Company registration number: 249186

**Bell Height Management Company
Company Limited by Guarantee
(A Company Limited by Guarantee
and not having Share Capital)**

**Unaudited abridged financial statements
for the financial year ended 30th April 2025**

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Directors and other information

Directors	Shirley Cronin Joe Hallissey Mary Louise Hami
Secretary	Shirley Cronin
Company number	249186
Registered office	Lissyclearig, Kenmare, Co. Kerry.
Accountants	David Nolan & Co. Chartered Accountants 3, Bridge Lane, Tralee, Co. Kerry.
Bankers	Allied Irish Banks plc 9 Main Street, Kenmare, Co. Kerry.
Solicitors	Murphy, Healy & Co., Coffeys Row, Kenmare, Co. Kerry.

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Directors responsibilities statement

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 the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of that Standard, 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 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 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.

Signed on behalf of the board by:

Shirley Cronin
Director

Mary Louise Hami
Director

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**Balance sheet
As at 30th April 2025**

	Note	2025		2024	
		€	€	€	€
Fixed assets					
Tangible assets	6	1,753		3,505	
			1,753		3,505
Current assets					
Debtors	7	6,139		8,439	
Cash at bank and in hand	8	7,385		10,699	
		13,524		19,138	
Creditors: amounts falling due within one year	9	(4,809)		(13,375)	
Net current assets			8,715		5,763
Total assets less current liabilities			10,468		9,268
Creditors: amounts falling due after more than one year	10		(10,468)		(9,268)
Net assets			-		-
Members funds			-		-

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with FRS 102 'The 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.

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**Balance sheet (continued)
As at 30th April 2025**

We, as directors of Bell Height Management Company 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 23rd February 2026 and signed on behalf of the board by:

Shirley Cronin
Director

Mary Louise Hami
Director

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

**Bell Height Management Company Company Limited by Guarantee
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**Notes to the abridged financial statements
Financial year ended 30th April 2025**

1. Reporting entity and control

The company is a private company limited by guarantee, incorporated and registered in Ireland. The address of the registered office is Lissyclearig, Kenmare, Co. Kerry. Its company registration number is 249186.

The principal activity of the company is the management of the non-residential areas of Bell Height Apartments, Kenmare, Co. Kerry. The company incurs management expenses in respect of the apartments and recoups same from the owners by way of maintenance charges.

The company has 12 members, none of whom has a controlling interest.

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

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 financial statements are prepared in Euro, which is the functional currency of the entity.

The company has taken advantage of the exemption in FRS102 from the requirement to produce a cashflow statement because it is a small company.

Turnover

Maintenance income represents the recovery of all costs incurred in maintaining the common areas of Bell Height, Kenmare, Co. Kerry. The maintenance income is recognised when costs are incurred.

Tangible assets

Tangible assets are initially recorded at cost, and are subsequently stated at cost less any accumulated depreciation and impairment losses.

Depreciation

Depreciation is calculated so as to write off the cost or valuation of an asset, less its residual value, over the useful economic life of that asset as follows:

Fixtures, fittings and equipment - 12.5 % Straight Line.

If there is an indication that there has been a significant change in depreciation rate, useful life or residual value of tangible assets, the depreciation is revised prospectively to reflect the new estimates.

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**Notes to the abridged financial statements (continued)
Financial year ended 30th April 2025**

Impairment

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

When it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets.

Financial instruments

Cash and cash equivalents

Cash consists of cash on hand and demand deposits. Cash equivalents consist of short term highly liquid investments that are readily convertible to known amounts of cash that are subject to an insignificant risk of change in value.

Other financial assets

Other financial assets including maintenance debtors arising from maintenance owed by members, are initially measured at the undiscounted amount of cash receivable from that debtor. If payment is deferred beyond normal business terms or is financed at a rate of interest that is not a market rate, this constitutes a financing transaction, and the financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument. Subsequently, other financial assets are measured at amortised cost less impairment, where there is objective evidence of impairment.

Other financial liabilities

Other financial liabilities, including accruals and sinking fund creditor, are initially measured at the undiscounted amount owed to the creditor, which is normally the invoice price. Liabilities that are settled within one year are not discounted. If payment is deferred beyond normal business terms or is financed at a rate of interest that is not a market rate, this constitutes a financing transaction, and the financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument. Subsequently, other financial liabilities are measured at amortised cost.

4. Service charge and sinking fund

The directors prepare an annual budget of costs. This is discussed and agreed at the AGM of the company and the budgeted costs are allocated over the chargeable units to obtain the service charge per unit.

Under Section 19 of the MUD Act 2011 the company is required to initiate a sinking fund for extraordinary repairs. The company charges €100 per unit per annum for a sinking fund contribution, as agreed at the company's AGM. This money is lodged into the sinking fund account, to be used for any project approved by the members.

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**Notes to the abridged financial statements (continued)
Financial year ended 30th April 2025**

5. Limited by guarantee

The company is limited by guarantee and has no share capital. Every member of the company undertakes to contribute an amount not exceeding € 1.27 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 ceases to be a member and the cost, charges and expenses of winding up and for the adjustment of the rights of the contributories among themselves.

6. Tangible assets

	Fixtures, fittings and equipment	Total
	€	€
Cost		
At 1 May '24 and 30 Apr '25	14,017	14,017
Depreciation		
At 1 May 2024	10,512	10,512
Charge for the financial year	1,752	1,752
At 30 April 2025	12,264	12,264
Carrying amount		
At 30 April 2025	1,753	1,753
At 30 April 2024	3,505	3,505

7. Debtors

	2025	2024
	€	€
Maintenance debtors	6,139	8,439

8. Cash and cash equivalents

	2025	2024
	€	€
AIB Current Account	2,655	2,386
AIB Sinking Fund Account	4,730	8,313
	7,385	10,699

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**Notes to the abridged financial statements (continued)
Financial year ended 30th April 2025**

9. Creditors: amounts falling due within one year

	2025	2024
	€	€
Maintenance Surplus	1,611	2,298
Accruals	1,445	7,572
Sinking Fund: Gates	1,753	3,505
	4,809	13,375

Note on Sinking Fund: Gates

In the 2019 financial statements the cost of new gates were capitalised. The creditor above represents the funds collected from members for the costs incurred. The balance is released to the profit and loss account as the asset is depreciated.

10. Creditors: amounts falling due after more than one year

	2025	2024
	€	€
Sinking fund creditor	10,468	9,268
	10,468	9,268
Movement on Sinking Fund		
Opening balance at 1 May '24	9,268	8,400
Sinking fund receivable in current year	1,200	7,200
Sinking fund utilised in current year	-	(6,332)
	10,468	9,268
Bank account reconciliation		
Balance per sinking fund bank account at 30 Apr '25	4,730	8,313
Sinking fund debtor	1,620	3,220
Bank charges transferred to profit and loss account	240	189
Accrued sinking fund expenditure paid post year end	-	(6,332)
Sinking fund monies included in current account	3,040	2,340
Current account monies lodged to sinking fund account	(1,400)	(700)
Maintenance costs paid from sinking fund account	2,238	2,238
	10,468	9,268

11. Related party transactions

All the activities of the company are carried out on behalf of its members, who pay into the company their share of the maintenance income due. All of the directors are also members and paid €3,600 (2024 - €2,700) in maintenance and sinking fund during the year.

Included in Maintenance Debtors in Note 7 is an amount of €969 (2024 - €1,869) owed by the Directors.

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**Notes to the abridged financial statements (continued)
Financial year ended 30th April 2025**

12. Appropriations of profit and loss account

	2025	2024
	€	€
At the start of the financial year	-	-
At the end of the financial year	-	-
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13. Approval of financial statements

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