

Carrig Rua Apartments (61A- 62D) Management Company Limited
Abridged Unaudited Financial Statements
for the financial year ended 31 March 2025

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Carrig Rua Apartments (61A- 62D) Management Company Limited

DIRECTORS AND OTHER INFORMATION

Directors	Mr James Shoer Mr Finbar Ryan
Company Secretary	Mr James Shoer
Company Number	384145
Registered Office	12 Clonaslee Nenagh, Co. Tipperary Ireland.
Business Address	12 Clonaslee Nenagh, Co Tipperary Ireland
Accountants	Blake Murphy & Co Charleville Cork
Bankers	Allied Irish Bank 52/53 Pearse St Nenagh Co. Tipperary Ireland

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 31 March 2025

The directors made the following statement in respect of the unaudited financial statements:

"General responsibilities

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", 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 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; 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.

Directors' declaration on unaudited financial statements

In relation to the financial statements which comprise the Balance Sheet, the Statement of Changes in Equity and the related notes:

The directors approve these financial statements and confirm that they are responsible for them, including selecting the appropriate accounting 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 Blake Murphy & Co, all the company's accounting records and provided all the information, books and documents necessary for the compilation of the 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 financial year ended 31 March 2025."

Signed on behalf of the board

Mr James Shoer
Director

30 January 2026

Mr Finbar Ryan
Director

30 January 2026

ACCOUNTANTS REPORT

to the Board of Directors on the Compilation of the unaudited Abridged financial statements of Carrig Rua Apartments (61A- 62D) Management Company Limited for the financial year ended 31 March 2025

In accordance with our engagement letter dated 10 January 2024 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 March 2025 as set out on pages 6 to 11 which comprise the Balance Sheet, the Statement of Changes in Equity and the related notes from the company's accounting records and information and explanations you have given to us.

This report is made solely to the Board of Directors of Carrig Rua Apartments (61A- 62D) Management Company Limited, 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.

As a firm regulated by the Association of Chartered Certified Accountants our work will be carried out in accordance with the Technical Factsheet 163 Audit Exempt Companies - ACCA Accounts Preparation Report and ISRS 4410 International Standard on Related Services -Compilation Engagements. In carrying out this engagement we have complied with the ethical guidance laid down by the association relating to members undertaking the compilation of financial statements.

You have acknowledged on the Balance Sheet for the year ended 31 March 2025 your duty to ensure that Carrig Rua Apartments (61A- 62D) Management Company Limited 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 profit of Carrig Rua Apartments (61A- 62D) Management Company Limited. You consider that Carrig Rua Apartments (61A- 62D) Management Company Limited 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 Carrig Rua Apartments (61A- 62D) Management Company Limited. 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.

BLAKE MURPHY & CO

Charleville

Cork

30 January 2026

Carrig Rua Apartments (61A- 62D) Management Company Limited**BALANCE SHEET**

as at 31 March 2025

	Notes	2025 €	2024 €
Fixed Assets			
Tangible assets	6	10	10
Current Assets			
Debtors	7	350	315
Cash at bank and in hand		3,109	2,611
		3,459	2,926
Creditors: amounts falling due within one year	8	(1,788)	(1,748)
Net Current Assets		1,671	1,178
Total Assets less Current Liabilities		1,681	1,188
Capital and Reserves			
Called up share capital presented as equity	9	8	8
Other reserves	10	560	520
Retained earnings	10	1,113	660
Shareholders' Funds		1,681	1,188

The 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", applying Section 1A of that Standard.

We as Directors of Carrig Rua Apartments (61A- 62D) Management Company Limited, 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 shareholders 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 and the small companies' regime.

Approved by the board on 30 January 2026 and signed on its behalf by:

Mr James Shoer
Director

Mr Finbar Ryan
Director

Carrig Rua Apartments (61A- 62D) Management Company Limited**STATEMENT OF CHANGES IN EQUITY**

as at 31 March 2025

	Called up share capital	Retained earnings		Total
	€	€	€	€
At 1 April 2023	8	401	480	889
Profit for the financial year	-	299	-	299
Other movements in Shareholders' Funds	-	(40)	40	-
At 31 March 2024	8	660	520	1,188
Profit for the financial year	-	493	-	493
Other movements in Shareholders' Funds	-	(40)	40	-
At 31 March 2025	8	1,113	560	1,681

Carrig Rua Apartments (61A- 62D) Management Company Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 March 2025

1. General Information

Carrig Rua Apartments (61A- 62D) Management Company Limited is a company limited by shares incorporated and registered in Ireland. The registered number of the company is 384145. The registered office of the company is 12 Clonaslee, Nenagh,, Co. Tipperary, Ireland.. The company was established for the purposes of taking ownership of, and responsibility for managing, maintaining and repairing the common areas of the development at 61A to 62D Carrig Rua, Nenagh, Co. Tipperary, including upkeep of the landscape. The company meets the definition of an 'owners' management company' under the Multi-Unit Developments Act 2011.

Currency

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 March 2025 have been prepared in accordance with the provisions of FRS 102 Section 1A (Small Entities) and the Companies Act 2014.

Basis of preparation

The financial statements have been prepared on the going concern basis and 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" Section 1A, issued by the Financial Reporting Council.

The company qualifies as a small company as defined by section 280A of the Companies Act 2014 in respect of the financial year, and has applied the rules of the 'Small Companies Regime' in accordance with section 280C of the Companies Act 2014 and Section 1A of FRS 102.

Turnover

Turnover comprises the invoice value of services supplied by the company, exclusive of trade discounts and value added tax.

Tangible assets and depreciation

Tangible assets are stated at cost or at valuation, less accumulated depreciation. Cost comprises purchase price and other directly attributable costs. The charge to depreciation is calculated to write off the original cost or valuation of tangible assets, less their estimated residual value, over their expected useful lives as follows:

Long leasehold property	-	Do not depreciate
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The carrying values of tangible fixed assets are reviewed annually for impairment in periods if events or changes in circumstances indicate the carrying value may not be recoverable.

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.

Cash at bank and in hand

Cash and cash equivalents comprise cash at bank and in hand, demand deposits with banks and other short-term highly liquid investments with original maturities of three months or less and bank overdrafts. In the Balance Sheet bank overdrafts are shown within Creditors.

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.

Carrig Rua Apartments (61A- 62D) Management Company Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 March 2025

Taxation and deferred taxation

Current tax represents the amount expected to be paid or recovered in respect of taxable profits for the financial year and is calculated using the tax rates and laws that have been enacted or substantially enacted at the Balance Sheet date.

Deferred tax if applicable is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more tax in the future, or a right to pay less tax in the future. Timing differences are temporary differences between the company's taxable profits and its results as stated in the financial statements.

Deferred tax is measured on an undiscounted basis at the tax rates that are anticipated to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the Balance Sheet date.

Foreign currencies

Monetary assets and liabilities denominated in foreign currencies are translated at the rates of exchange ruling at the Balance Sheet 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 Profit and Loss Account.

Sinking Fund Contributions

In accordance with Section 19 of the Multi - Unit Developments Act 2011, the company must establish a sinking fund to fund non-routine maintenance and other non-routine costs that may arise from time to time. The Sinking Fund is not guaranteed to cover all unexpected costs of a non-recurring nature. These funds are held in a separate designated bank account and are allocated to a special reserve titled "sinking fund reserve". Sinking fund contributions are recognized as income in the Income and Expenditure account in the period in which large, non-regular repair and maintenance work is undertaken. The company has set up a separate designated bank account, and contributions have been made to same. Further transfers may be made to the sinking fund from liquid resources in each financial period.

Ordinary share capital

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

3. Going concern

The financial statements have been prepared on a going-concern basis which presumes that the company will continue in operational existence for the foreseeable future, having adequate resources to meet its obligations as they fall due. The validity of going concern is primarily dependent on the company's income matching expenditure, and the continued availability of sufficient working capital resources.

To date, operations have been wholly financed by the shareholders. Recent trading indicates that the company has begun to generate positive cash flow.

The directors are satisfied that the company satisfies these conditions and, accordingly, the financial statements have been prepared on a going concern basis.

4. Turnover

The whole of the company's turnover is attributable to its market in Ireland and is derived from the principal activity of managing, maintaining and repairing the common areas of the development at 61A to 62D Carrig Rua, Nenagh, Co. Tipperary, including upkeep of the landscape.

5. Employees

The average monthly number of employees, including directors, during the financial year was 0, (2024 - 0).

Carrig Rua Apartments (61A- 62D) Management Company Limited

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 March 2025

6. Tangible assets		Long leasehold property	Total
		€	€
Cost			
At 1 April 2024		10	10
At 31 March 2025		10	10
Depreciation			
At 1 April 2024		-	-
At 31 March 2025		-	-
Net book value			
At 31 March 2025		10	10
At 31 March 2024		10	10
7. Debtors		2025	2024
		€	€
Prepayments		350	315
8. Creditors		2025	2024
Amounts falling due within one year		€	€
Accruals		1,788	1,748
9. Share capital		2025	2024
		€	€
Description	Number of shares	Value of units	
Authorised			
Ordinary share class	100,000	€1.00 each	100,000
Allotted, called up and fully paid			
Ordinary share class	8	€1.00 each	8
The directors' and the secretary's interests in the shares of the company are as follows:-			
Name	Class of Shares	Number Held At 31/03/25	01/04/24
Mr James Shoer	Ordinary share class	1	1
Mr Finbar Ryan	Ordinary share class	1	1
		2	2
10. Reserves		Profit and loss account	Total
		€	€
At 1 April 2024		660	520
Profit for the financial year		493	-
Other movements		(40)	40
At 31 March 2025		1,113	560
			1,673

Carrig Rua Apartments (61A- 62D) Management Company Limited
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 March 2025

11. Capital commitments

The company had no material capital commitments at the financial year-ended 31 March 2025.

12. Post-Balance Sheet Events

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

13. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 30 January 2026.