

The Dockyard Townhouses Owners Management Company
Company Limited by Guarantee

Abridged unaudited financial statements

For the period ended 31 December 2025

Registered number: 770274

The Dockyard Townhouses Owners Management Company Company Limited by Guarantee

Directors' report and unaudited financial statements

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The Dockyard Townhouses Owners Management Company Company Limited by Guarantee

Directors and other information
for the period ended 31 December 2025

Directors

Shivana Louwerson
Brendan Casey
Andrew McCoy
Michael Blaney

Secretary

Shivana Louwerson

Registered office

10 The Dockyard,
South Dock Street,
Dublin, D04 V6H7

Bankers

Allied Irish Banks
1 Lower Baggot St.
Dublin 4

The Dockyard Townhouses Owners Management Company Company Limited by Guarantee

Directors' report

for the period ended 31 December 2025

The directors present their report and financial statements for the 16 months from date of incorporation, 23 August 2024, to 31 December 2025.

Principal activity and business review

The principal activity of the company is the management of the residential houses at The Dockyard, Dublin 4 on a non-profit basis. The directors expect the company to continue trading at its current level.

Principal risks and uncertainties

The directors are not aware of any risks and uncertainties facing the company.

Results and dividends

The results for the period are set out on page 6. The directors do not recommend payment of a dividend as the company is one limited by guarantee and not having a share capital.

Directors and secretary and their interests

The directors who held office on 31st December 2025 are listed on page 1.

Political contributions

The company made no political donations during the year.

Future developments

The company plans to continue its present activities and current trading levels.

Post balance sheet events

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

Books of account

To ensure that adequate accounting records are kept in accordance with Sections 281 to 285 of the Companies Act 2014, the directors have employed appropriately qualified personnel and have maintained appropriate computerised accounting systems. The accounting records are located at the company's office at 10 The Dockyard, South Dock Street, Dublin 4.

On behalf of the board

Shivana Louwarse
Director

Brendan Casey
Director

10th April 2026

The Dockyard Townhouses Owners Management Company Company Limited by Guarantee

Statement of directors' responsibilities

for the period ended 31 December 2025

The directors are responsible for preparing the directors' report and financial statements, in accordance with applicable 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 and promulgated by the Institute of Chartered Accountants in Ireland. 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 the financial statements, the directors are required to:

- Select suitable accounting policies for the company financial statements and then apply them consistently;
- Make judgements and 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 and enable them to ensure that the financial statements and directors' report comply with the Companies Acts 2014. They are also responsible for safeguarding the assets of the company and hence for taking reasonable precautions for the prevention and detection of fraud and other irregularities.

On behalf of the Board

Shivana Louwerse
Director

Brendan Casey
Director

10th April 2026

The Dockyard Townhouses Owners Management Company Company Limited by Guarantee

Statement of accounting policies

for the period ended 31 December 2025

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 period ended 31 December 2025 have been prepared on the going concern basis and in accordance with generally accepted accounting principles in Ireland and Irish statute comprising the Companies Act 2014 and in accordance with the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland (FRS 102) issued by the Financial Reporting Council.

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" issued by the Financial Reporting Council and promulgated by the Institute of Chartered Accountants in Ireland.

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.

The Dockyard Townhouses Owners Management Company Company Limited by Guarantee

Income and Expenditure account *for the period ended 31 December 2025*

	<i>Notes</i>	2025 €
Turnover	1	23,663
Administrative expenses		(14,720)
		—————
Surplus before interest and taxation		8,943
Interest and other charges		-
		—————
Surplus before taxation		8,943
Tax on surplus		-
		—————
Surplus for the financial year		8,943
		—————

On behalf of the board

Shivana Louwerson
Director

Brendan Casey
Director

10th April 2026

The Dockyard Townhouses Owners Management Company Company Limited by Guarantee

Balance sheet

As at 31 December 2025

	<i>Notes</i>	2025 €
Current assets		
Debtors		
	2	13,365
		<hr/>
		13,365
Creditors: amounts falling due within one year	3	(4,422)
		<hr/>
Net current assets		8,943
		<hr/>
Net assets		8,943
		<hr/>
Capital and reserves		
Sinking fund reserve account		3,150
Income and expenditure account		5,793
		<hr/>
		8,943
		<hr/>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Section 1A of FRS 102 Financial Reporting Standard applicable in the UK and Republic of Ireland.

We, as directors of The Dockyard Townhouses Owners Management Company CLG state that the company has relied on the specified exemption contained in section 352 of the Companies Act 2014; the company has done so on the grounds that it is entitled to the benefit of that exemption as a small company and confirm that the abridged financial statements have been properly prepared in accordance with section 353 of the Companies Act 2014.

On behalf of the board

Shivana Louwerse
Director

Brendan Casey
Director

10th April 2026

The Dockyard Townhouses Owners Management Company Company Limited by Guarantee

Notes to the financial statements *for the period ended 31 December 2025*

1 Turnover

All turnover arose in the Republic of Ireland and relates to service charges received.

2 Debtors

	2025
	€
Trade Debtors	5,250
Amount due from BP Development Projects Limited	7,580
Other debtors	535
	<hr/>
	13,365
	<hr/>

3 Creditors: amounts falling due within one year

	2025
	€
Service Charge prepaid	3,500
Other Creditors	922
	<hr/>
	4,422
	<hr/>

4 Share capital

The company is one limited by guarantee and not having a share capital.

5 Controlling party

The company is controlled by the directors. The directors are appointed by the members of the company to run its affairs on their behalf. Each house owner is a member of the company and each has one vote at all general meetings.

6 Approval of financial statements

The financial statements were approved by the board on the 10th April 2026.