

Company Number: 407605

City Gate Management Company Limited By Guarantee
Annual Report and Financial Statements
for the financial year ended 31 December 2024

Kavanagh & Company
Chartered Certified Accountants and Statutory Auditors
Unit 10
Northwest Business Centre
Northwest Business Park
Blanchardstown
Dublin 15
Ireland

City Gate Management Company Limited By Guarantee

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City Gate Management Company Limited By Guarantee

DIRECTORS AND OTHER INFORMATION

Directors	Frances Scarborough Aifric Hopkins
Company Secretary	Karen McDonnell
Company Number	407605
Registered Office and Business Address	C/o Unit 5 The Maieston Santry Cross Santry Dublin 11 Ireland
Auditors	Kavanagh & Company Chartered Certified Accountants and Statutory Auditors Unit 10 Northwest Business Centre Northwest Business Park Blanchardstown Dublin 15 Ireland
Bankers	Allied Irish Bank Swords Road Santry Dublin 9
Managing Agents	Access Property Services Unit 5 The Maieston Santry Cross Dublin 11 Ireland

City Gate Management Company Limited By Guarantee DIRECTORS' REPORT

for the financial year ended 31 December 2024

The directors present their report and the audited financial statements for the financial year ended 31 December 2024.

Principal Activity and Review of the Business

The principal activity of the company is the management of the common areas of the Seagrave development.

The Company is limited by guarantee not having a share capital.

There has been no significant change in these activities during the financial year ended 31 December 2024.

Principal Risks and Uncertainties

The company operates through the collection of service charges and then using these collected funds to discharge the costs of maintaining the Common Areas. The principal risk and uncertainty for management companies relates to either not enough service charges being levied to cover the costs of the Common Area or owners not paying their service charges. In either situation this could result in suppliers not being paid and as a result the Common Areas not being maintained satisfactorily.

Financial Results

The deficit for the financial year amounted to €(38,583) (2023 - €(3,769)).

At the end of the financial year, the company has assets of €109,456 (2023 - €127,563) and liabilities of €84,668 (2023 - €64,192). The net assets of the company have decreased by €(38,583).

Directors and Secretary

The directors who served throughout the financial year were as follows:

Frances Scarborough
Aifric Hopkins

The secretary who served throughout the financial year was Karen McDonnell.

There were no changes in directors between 31 December 2024 and the date of signing the financial statements.

In accordance with the Constitution, the directors retire by rotation and, being eligible, offer themselves for re-election.

Future Developments

The company incurred a deficit for the year under review. The company incurred claim costs and an increase in the repairs costs of the development and this has resulted in the deficit for the year.

Members are kept as fully informed as practicable about developments within the business.

Political Contributions

The company did not make any political donations in the year.

Auditors

The auditors, Kavanagh & Company, (Chartered Certified Accountants), continue in office in accordance with section 383(2) of the Companies Act 2014.

Statement on Relevant Audit Information

In accordance with section 330 of the Companies Act 2014, so far as each of the persons who are directors at the time this report is approved are aware, there is no relevant audit information of which the statutory auditors are unaware. The directors have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and they have established that the statutory auditors are aware of that information.

City Gate Management Company Limited By Guarantee DIRECTORS' REPORT

for the financial year ended 31 December 2024

Accounting Records

To ensure that adequate accounting records are kept in accordance with sections 281 to 285 of the Companies Act 2014, the directors have contracted the services of a property management agent, Access Property Management and have maintained appropriate computerised accounting systems. The accounting records are maintained at the company's office at C/o Unit 5 The Maieston, Santry Cross, Santry, Dublin 11.

Signed on behalf of the board

Frances Scarborough
Director

Aifric Hopkins
Director

17 December 2025

City Gate Management Company Limited By Guarantee

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 31 December 2024

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; 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 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 and enable the financial statements to be readily and properly audited. 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.

Disclosure of Information to Auditor

Each persons who are directors at the date of approval of this report confirms that:

- there is no relevant audit information (information needed by the company's auditor in connection with preparing the auditor's report) of which the company's auditor is unaware, and
- the directors have taken all the steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information.

Signed on behalf of the board

Frances Scarborough
Director

Aifric Hopkins
Director

17 December 2025

INDEPENDENT AUDITOR'S REPORT

to the Members of City Gate Management Company Limited By Guarantee

Report on the audit of the financial statements

Opinion

We have audited the financial statements of City Gate Management Company Limited By Guarantee ('the company') for the financial year ended 31 December 2024 which comprise the Income Statement, the Statement of Financial Position, the Statement of Changes in Equity, the Statement of Cash Flows and the related notes to the financial statements, including the summary of significant accounting policies set out in note 2. The financial reporting framework that has been applied in their preparation is Irish Law and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" issued in the United Kingdom by the Financial Reporting Council.

In our opinion the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the company as at 31 December 2024 and of its deficit for the financial year then ended;
- have been properly prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"; and
- have been properly prepared in accordance with the requirements of the Companies Act 2014.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (Ireland) (ISAs (Ireland)) and applicable law. Our responsibilities under those standards are described below in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of financial statements in Ireland, including the Ethical Standard for Auditors (Ireland) issued by the Irish Auditing and Accounting Supervisory Authority (IAASA), and the Provisions Available for Audits of Small Entities, in the circumstances set out in note 5 to the financial statements, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from the date when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

Emphasis of Matter

As noted in the financial statements the common areas of the development have still to be transferred to the company. As this is a breach of the Multi Unit Development Act we are obliged to disclose this in our audit report.

Other Information

The directors are responsible for the other information. The other information comprises the information included in the annual report other than the financial statements and our Auditor's Report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2014

In our opinion, based on the work undertaken in the course of the audit, we report that:

- the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report has been prepared in accordance with applicable legal requirements.

We have obtained all the information and explanations which, to the best of our knowledge and belief, are necessary for the purposes of our audit.

In our opinion the accounting records of the company were sufficient to permit the financial statements to be readily and properly audited and the financial statements are in agreement with the accounting records.

INDEPENDENT AUDITOR'S REPORT

to the Members of City Gate Management Company Limited By Guarantee

Matters on which we are required to report by exception

Based on the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified any material misstatements in the directors' report.

The Companies Act 2014 requires us to report to you if, in our opinion, the requirements of any of sections 305 to 312 of the Act, which relate to disclosures of directors' remuneration and transactions are not complied with by the Company. We have nothing to report in this regard.

Respective responsibilities

Responsibilities of directors for the financial statements

As explained more fully in the Directors' Responsibilities Statement set out on page 6, the directors are responsible for the preparation of the financial statements in accordance with the applicable financial reporting framework that give a true and fair view, and for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, if applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the company or to cease operation, or has no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditor's Report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (Ireland) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is contained in the appendix to this report, located at page 9, which is to be read as an integral part of our report.

The purpose of our audit work and to whom we owe our responsibilities

Our report is made solely to the company's members, as a body, in accordance with section 391 of the Companies Act 2014. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an Auditor's Report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume any responsibility to anyone other than the company and the company's members, as a body, for our audit work, for this report, or for the opinions we have formed.

Eamonn Kavanagh

for and on behalf of

KAVANAGH & COMPANY

Chartered Certified Accountants and Statutory Auditors

Unit 10

Northwest Business Centre

Northwest Business Park

Blanchardstown

Dublin 15

Ireland

17 December 2025

City Gate Management Company Limited By Guarantee

APPENDIX TO THE INDEPENDENT AUDITOR'S REPORT

Further information regarding the scope of our responsibilities as auditor

As part of an audit in accordance with ISAs (Ireland), we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our Auditor's Report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our Auditor's Report. However, future events or conditions may cause the company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

City Gate Management Company Limited By Guarantee

INCOME STATEMENT

for the financial year ended 31 December 2024

	Notes	2024 €	2023 €
Income	6	238,718	249,692
Expenditure		<u>(277,301)</u>	<u>(253,461)</u>
Deficit for the financial year		<u>(38,583)</u>	<u>(3,769)</u>
Total comprehensive income		<u><u>(38,583)</u></u>	<u><u>(3,769)</u></u>

Approved by the board on 17 December 2025 and signed on its behalf by:

Frances Scarborough
Director

Aifric Hopkins
Director

City Gate Management Company Limited By Guarantee
STATEMENT OF FINANCIAL POSITION

as at 31 December 2024

	Notes	2024 €	2023 €
Current Assets			
Receivables	11	97,324	111,125
Cash and cash equivalents		12,132	16,438
		<u>109,456</u>	<u>127,563</u>
Payables: amounts falling due within one year	13	<u>(84,668)</u>	<u>(64,192)</u>
Net Current Assets		<u>24,788</u>	<u>63,371</u>
Total Assets less Current Liabilities		<u>24,788</u>	<u>63,371</u>
Reserves			
Retained surplus		24,788	63,371
Equity attributable to owners of the company		<u>24,788</u>	<u>63,371</u>

Approved by the board on 17 December 2025 and signed on its behalf by:

Frances Scarborough
 Director

Aifric Hopkins
 Director

City Gate Management Company Limited By Guarantee
STATEMENT OF CHANGES IN EQUITY

as at 31 December 2024

	Retained surplus	Total
	€	€
At 1 January 2023	67,140	67,140
Deficit for the financial year	<u>(3,769)</u>	<u>(3,769)</u>
At 31 December 2023	63,371	63,371
Deficit for the financial year	<u>(38,583)</u>	<u>(38,583)</u>
At 31 December 2024	<u>24,788</u>	<u>24,788</u>

City Gate Management Company Limited By Guarantee

STATEMENT OF CASH FLOWS

for the financial year ended 31 December 2024

	Notes	2024 €	2023 €
Cash flows from operating activities			
Deficit for the financial year		(38,583)	(3,769)
		<u>(38,583)</u>	<u>(3,769)</u>
Movements in working capital:			
Movement in receivables		13,801	38,187
Movement in payables		20,476	(46,671)
		<u>(4,306)</u>	<u>(12,253)</u>
Cash used in operations		(4,306)	(12,253)
Net decrease in cash and cash equivalents		(4,306)	(12,253)
Cash and cash equivalents at beginning of financial year		16,438	28,691
		<u>16,438</u>	<u>28,691</u>
Cash and cash equivalents at end of financial year	12	12,132	16,438
		<u>12,132</u>	<u>16,438</u>

City Gate Management Company Limited By Guarantee

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 December 2024

1. General Information

City Gate Management Company Limited By Guarantee is a company limited by guarantee incorporated and registered in Ireland. The registered number of the company is 407605. The registered office of the company is C/o Unit 5 The Maieston, Santry Cross, Santry, Dublin 11, Ireland which is also the principal place of business of the company. The nature of the company's operations and its principal activities are set out in the Directors' Report. 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 year ended 31 December 2024 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.

The company qualifies as a large company as defined by section 280H of the Companies Act 2014 in respect of the financial year.

Income

The income of the company represents the service charges levied on owners along with and debt collection costs re charged to unit owners. Service charges are calculated based on the budget for the year divided by the number of units in the development based on the unit type.

Outstanding Debtors

The directors wish to emphasise that the unit owners are legally bound to pay their service charges. The directors are considering various methods of recovery. It should be noted that the management company can charge interest on outstanding debts, so that no benefit accrues to the owner for delaying payment and the company does not lose any value from the effect of inflation. On this basis no provision for bad debts has been made.

Trade and other receivables

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 and cash equivalents

Cash and cash equivalents comprise cash at bank and in hand, demand deposits with banks.

Trade and other payables

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.

Taxation

The company is a not for profit organisation and as such does not have a charge to corporation tax on its service charge receipts.

City Gate Management Company Limited By Guarantee

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 December 2024

Sinking Fund Contributions

In accordance with Section 19 of the Multi - Unit Development 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 should be held in a separate designated bank account. The company has set up a separate designated bank account.

3. Significant accounting judgements and key sources of estimation uncertainty

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. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

(a) Providing for doubtful debts

The company makes an estimate of the recoverable value of trade and other debtors. As it currently stands the directors are of the opinion that all amounts are recoverable and the company will work with the managing agent to ensure this remains the case.

4. Departure from Companies Act 2014 Presentation

The directors have elected to present an Income and Expenditure Account instead of a Profit and Loss Account in these financial statements as this company is a not-for-profit entity.

5. Provisions Available for Audits of Small Entities

In common with many other businesses of our size and nature, we use our auditors to prepare and submit tax returns to the Revenue and to assist with the preparation of the financial statements and companies office returns.

6. Income

The income for the financial year is analysed as follows:

	2024 €	2023 €
By Category:		
Sales	239,558	246,635
Interest/debt collection fees levied	(840)	3,057
	238,718	249,692

The whole of the company's income is attributable to its market in the Republic of Ireland and is derived from the principal activity of the management of the common areas of the Seagrave development.

7. Common areas and location

The common areas are located in Meakstown, Finglas, Dublin 11. The common areas of the development are still to be transferred to the management company.

The Board of Directors are addressing the transfer of the common areas and have instructed a firm of solicitors to commence the legal process in the courts. This process will take time to complete but will remain a priority on the agenda until such time as the transfer is complete.

City Gate Management Company Limited By Guarantee

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 December 2024

8. Service Charges

Service charges for the year are calculated based on the budget for the year and then divided among the units in the development in accordance with each unit type. The company is entitled to receive service charges from 212 units. The expected service charge income for the next period is €237,576.

9. Insurance

Name of Insurance Company - Axa Insurance / Chubb Insurance Company of Ireland
 Premium - €71,458
 Principal Risks - Buildings / Public Liability / Directors & Officers
 Sums Insured - Buildings €36,570,000

10. Operating deficit	2024	2023
	€	€
Operating deficit is stated after charging:		
Auditor's remuneration		
- audit of individual company accounts	1,835	1,865
	<u> </u>	<u> </u>
11. Receivables	2024	2023
	€	€
Trade receivables	85,634	96,741
Prepayments	11,690	14,384
	<u> </u>	<u> </u>
	97,324	111,125
	<u> </u>	<u> </u>
12. Cash and cash equivalents	2024	2023
	€	€
Cash and bank balances	12,132	16,438
	<u> </u>	<u> </u>
13. Payables	2024	2023
Amounts falling due within one year	€	€
Trade payables	74,299	42,802
Other creditors	642	3,501
Accruals	9,727	17,889
	<u> </u>	<u> </u>
	84,668	64,192
	<u> </u>	<u> </u>

14. 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 year thereafter for the payment of the debts and liabilities of the company contracted before they ceased to be members and 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 € 1.

15. Related party transactions

The Directors and Secretary are levied service charges like all other unit owners in the development. The Directors and Secretary of the company are unpaid volunteer residents of the estate.

16. Controlling interest

The unit owners as a body are considered the ultimate controlling party of the company.

City Gate Management Company Limited By Guarantee

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 31 December 2024

17. Fire Safety

The company engaged the services of SRS Fire Systems Limited to carry out regular servicing and maintenance of the fire alarm system and equipment.

18. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 17 December 2025.