

Company Number: 69866

**Winton Management Company CLG**  
**Abridged Financial Statements**  
**for the financial year ended 31 March 2025**

# Winton Management Company CLG

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# **Winton Management Company CLG**

## **DIRECTORS' RESPONSIBILITIES STATEMENT**

for the financial year ended 31 March 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", 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 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.

### **Signed on behalf of the board**

**Sinead Martin**  
Director

**17 February 2026**

**Peter O'Grady Walshe**  
Director

**17 February 2026**

# **INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE DIRECTORS OF WINTON MANAGEMENT COMPANY CLG**

## **pursuant to section 356(1) and 356(2) of the Companies Act 2014**

### **Opinion**

In our opinion the directors are entitled under section 352 of the Companies Act 2014 to annex the abridged financial statements to the annual return of Winton Management Company CLG ('the company') and those abridged financial statements have been properly prepared pursuant to the provisions of section 353 of that Act (exemptions available to small companies).

### **Basis of opinion**

We have examined :

- (i) the abridged financial statements for the financial year ended 31 March 2025 on pages 8 to 13 which the directors of Winton Management Company CLG propose to annex to the annual return of the company; and
- (ii) the financial statements to be laid before the Annual General Meeting, which form the basis for those abridged financial statements.

The scope of our work for the purpose of this report was limited to confirming that the directors are entitled to annex abridged financial statements to the annual return and that those abridged financial statements have been properly prepared, pursuant to section 353 of the Companies Act 2014, from the financial statements to be laid before the Annual General Meeting.

### **Respective responsibilities of directors and auditors**

It is your responsibility to prepare abridged financial statements which comply with section 352 of the Companies Act 2014. It is our responsibility to form an independent opinion that the directors are entitled under section 352 of the Companies Act 2014 to annex abridged financial statements to the annual return of the company and that those abridged financial statements have been properly prepared pursuant to sections 352 and 353 of that Act and to report our opinion to you.

This report is made solely to the company's directors, as a body, in accordance with section 356(2) of the Companies Act 2014. Our work has been undertaken so that we might state to the directors those matters we are required to state to them in our report under section 356(2) of the Companies Act 2014 and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the directors for our work, for this report, or for the opinions we have formed.

### **Other Information required by the Companies Act 2014**

On 17 February 2026 we reported to the members on the company's financial statements for the financial year ended 31 March 2025 and our report was as follows:

#### **"Report on the audit of the financial statements**

### **Opinion**

We have audited the financial statements of Winton Management Company CLG ('the company') for the financial year ended 31 March 2025 which comprise the Income and Expenditure Account, the Balance Sheet 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, applying Section 1A of that Standard.

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 March 2025 and of its surplus 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", applying Section 1A of that Standard; 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.

# **INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE DIRECTORS OF WINTON MANAGEMENT COMPANY CLG**

## **pursuant to section 356(1) and 356(2) of the Companies Act 2014**

### **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.

### **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**

Notwithstanding our adverse opinion on the financial statements, 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.

### **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 3, 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.

# **INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE DIRECTORS OF WINTON MANAGEMENT COMPANY CLG**

## **pursuant to section 356(1) and 356(2) of the Companies Act 2014**

### **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 7, 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."

**Eoin O'Boyle**  
**for and on behalf of**  
**O'BOYLE & CO**

Chartered Accountants and Statutory Audit Firm  
Church Street  
Longford  
N39 HR91

**17 February 2026**

We certify that the auditor's report on pages 4 - 6 made pursuant to section 356(1) of the Companies Act 2014 is a true copy of the original.

**Sinead Martin**  
**Secretary**

**17 February 2026**

**Peter O'Grady Walshe**  
**Director**

**17 February 2026**

# **Winton Management Company CLG**

## **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.

# Winton Management Company CLG

## BALANCE SHEET

as at 31 March 2025

	Notes	2025 €	2024 €
<b>Current Assets</b>			
Debtors	6	21,772	20,272
Cash and cash equivalents		33,439	32,916
		<u>55,211</u>	<u>53,188</u>
<b>Creditors: amounts falling due within one year</b>	8	<u>(22,342)</u>	<u>(27,779)</u>
<b>Net Current Assets</b>		<u>32,869</u>	<u>25,409</u>
<b>Total Assets less Current Liabilities</b>		<u>32,869</u>	<u>25,409</u>
<b>Reserves</b>			
Capital reserves and funds	10	14,466	14,466
Income and expenditure account		18,403	10,943
<b>Members' Funds</b>		<u>32,869</u>	<u>25,409</u>

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 Winton Management Company CLG, state that -

The company has relied on the specified exemption contained in section 352 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 Companies Act 2014 and the small companies' regime.

**Approved by the board on 17 February 2026 and signed on its behalf by:**

**Sinead Martin**  
Director

**Peter O'Grady Walshe**  
Director

# Winton Management Company CLG

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 March 2025

### 1. General Information

These financial statements comprising the Income and Expenditure Account, the Balance Sheet and the related notes constitute the individual financial statements of Winton Management Company CLG for the year ended 31 March 2025.

Winton Management Company CLG is a company limited by guarantee incorporated in Ireland. The registered office is 1 Aspen Court, Cornelscourt, Dublin, which is also the principal place of business of the company. The registered number of the company is 69866. The nature of the company's services and its principal activity is continues to encompass the ownership, management, maintenance, landscaping and repair of the common areas of the development at Fitzwilliam Court, Winton Road, Dublin 6.

#### 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 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 modified to include certain items at fair value. 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.

#### Income

Income represents net service charges and sinking fund contributions received and receivable from unit holders/tenants for the period. Service Charges are billed and recognised in accordance with the terms of head lease agreements and as agreed in accordance with Section 18 Multi-Unit Development Act 2011.

For units where collectability of the annual service charge fee income is due, income is recognised when it is probable that the economic benefits associated with the transactions will flow to the company. A provision for service charges due is recognised as follows:

Outstanding service charges 12 months or more overdue - provide 50%  
Outstanding service charges 24 months or more overdue - provide 100%.

#### Complex under management

On 24 May 1988 Innisfallon Homes Limited, the developers of the estate known as Fitzwilliam Court, Winton Road, Dublin 6 conveyed their remaining interest in the apartment complex to the company and the company commenced to undertake the management obligations as set out in the various legal agreements entered into by the company. This legal agreement transferring the common areas was registered with the Registry of Deeds on 17 June 1988.

#### Expenditure

All expenditure is recognised in the Income and Expenditure Account on the accruals basis.

#### Impairment of financial assets

At the end of each reporting period, the company assesses whether there is objective evidence of impairment of any financial assets that are measured at cost or amortised cost, including unlisted investments, loans, trade debtors and cash. If there is objective evidence of impairment, impairment losses are recognised in the Income and Expenditure Account in that financial year.

# Winton Management Company CLG

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 March 2025

### 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 outstanding service charges and sinking fund contributions, are initially measured at the undiscounted amount of cash receivable from that debtor, which is normally the invoiced amount. If payment is deferred beyond normal terms or is financed at a rate of interest that is not a market rate, this constitutes a financing transaction, and the financial asset 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 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.

#### **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.

#### **Taxation**

The company is exempt from taxation under the "mutual trading principal". It is a property management company set up to receive management fees and pay for expenses on behalf of the company, no taxable profits arise other than tax on monies held in deposit accounts.

#### **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 Income and Expenditure Account.

#### **Sinking fund contributions**

The sinking fund represents a specific building investment fund reserve to be used only for the purpose of discharging expenditure reasonably incurred on refurbishment, improvement and/or maintenance within the development of a non-recurring nature. The sinking fund is not guaranteed to cover all unexpected costs of a non-recurring nature. Contributions to the sinking fund are billed each financial period in accordance with Section 19 of the Multi-Unit Development Act 2011. Further transfers may be made to the sinking fund from liquid resources in each financial period.

### 3. Significant accounting judgements and key sources of estimation uncertainty

The directors consider the accounting estimates and assumptions below to be its critical accounting estimates and judgements:

#### **Going concern**

The directors have prepared the financial statements on the basis that there is no material uncertainty regarding the company's ability to meet its liabilities as they fall due, and to continue as a going concern (Note 4).

## Winton Management Company CLG

# NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 March 2025

### **Impairment of trade debtors**

The company relies on service charge income from its members who own the units in the development. The company uses estimates based on historical experience and current information in determining the level of debts for which an impairment charge is required. The level of impairment required is reviewed on an ongoing basis. The total amount of trade debtors after provision for impairment is €16,991 (2024: €16,176). Provision for impairment is €1,252 (2024: €8,331).

### **4. Going concern**

The financial statements have been prepared in conformity with generally accepted accounting practice in Ireland which, assumes that the company will continue as a going concern.

The company's income is service charge fee receivable from its members. Service charges are a charge on the members following the approval of the annual budget of costs to repair, maintain, clean and other related services in respect of the common areas of the development. The company operates on a not for profit basis. At the balance sheet date, the company had net assets of €32,869 (2024: €25,409). The net asset of the company is dependent on the collection of service charges from members. The amount owed in respect of service charges from members at 31 March 2025 was €18,243 and €2,504 was overdue by 12 months or more. The directors are pursuing all amounts owed to the fullest extent of the law and are confident all amounts owed to the company will be paid in full. A provision of €1,252 for doubtful debts is included in the financial statements.

The ability of the company to continue as a going concern is dependent upon the continued financial support of its members, including the payment of management fees in a timely manner and the provision of additional financial support in the event of a requirement for such support from members. The directors have reasonable expectation that the members will continue to provide the required financial support to the company and that it is appropriate to prepare the financial statements on a going concern basis. The financial statements do not include any adjustments that might be necessary should the validity of the going concern basis be inappropriate.

### **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 company secretarial returns to the Companies Registration Offices and to assist with the preparation of the financial statements.

### **6. Debtors**

	2025	2024
	€	€
Trade debtors	16,991	16,176
Prepayments	4,769	4,096
Accrued income	12	-
	<u>21,772</u>	<u>20,272</u>

All debtors fall due within one year and are due within the company's normal terms. The outstanding service charge amount of €16,991 (2024: €16,176) is stated after providing for €1,252 provision (2024: €8,331) for service charges outstanding for more than one year and which is in accordance with the accounting policy on income to the financial statements. Service charges are attached to the individual apartments and will be collected prior to the apartments being sold. The income will be recognised when the debts are collected.

### **7. Cash and cash equivalents**

	2025	2024
	€	€
Cash and bank balances	18,943	18,444
Cash equivalents	14,496	14,472
	<u>33,439</u>	<u>32,916</u>

## Winton Management Company CLG

# NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 March 2025

<b>8. Creditors</b>	<b>2025</b>	<b>2024</b>
<b>Amounts falling due within one year</b>	<b>€</b>	<b>€</b>
Trade creditors	<b>18,439</b>	25,498
Accruals	<b>3,903</b>	2,281
	<b>22,342</b>	<b>27,779</b>

## 9. 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 €1.27.

## 10. Income Statement

	<b>Income and expenditure account €</b>	<b>Sinking fund account €</b>	<b>Total €</b>
At 1 April 2024	10,943	14,466	25,409
Surplus/(deficit) for the financial year	7,460	-	7,460
At 31 March 2025	<b>18,403</b>	<b>14,466</b>	<b>32,869</b>

## 11. Capital commitments

The company had no capital commitments at the year-end date 31 March 2025. However, the directors have identified that a considerable program of refurbishment and repair is needed to address existing defects and to enhance the common areas of the development. The company does not currently possess the financial resources to commence this work but will discuss with its members a reasonable timeline for such work program to be undertaken.

## 12. Contingent liabilities

The company had no contingent liabilities at the year-end 31 March 2025.

## 13. Controlling interest

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

## 14. Post-Balance Sheet Events

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

## 15. Multi Unit Development Act 2011

The Multi Unit Developments Act 2011 (MUD Act 2011) requires the developer to transfer the common areas of the property development to the management company before 31 October 2011. On 24 May 1988 the company entered into a legal agreement with the developer whereby the developer undertook to transfer the common areas into the company. Under the same agreement the company undertook to manage those common areas.

# Winton Management Company CLG

## NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 March 2025

### 16. Related Party Transactions

The related parties of Winton Management Company CLG, as defined by Section 33.2 of FRS 102 as adapted by Section 1A, the nature of the relationship and the extent of transactions with them are summarised below:

#### **Ultimate controlling party**

As a company limited by guarantee, the company is equally controlled by its members.

#### **Directors' remuneration and transactions, and key management personnel**

All company directors serve in a voluntary capacity and receive no remuneration from the company. The directors of the company are also members of the owners' management company and are billed service charges on units held by them in the development. The directors are therefore personally liable for service charges in accordance with their respective head lease agreement. The level of service charges billed was in line with other members and the directors did not receive any favourable conditions. At the balance sheet date service charge owed by directors, who served as directors on that date, were as follows:

	2025 €	2024 €
Sinead Martin	-	592
Claire O'Hanlon	<b>302</b>	2,541
	<b>302</b>	3,133

The management agent during the year-end 31 March 2025, Wyse Property Management Limited was part of the key management personnel of the company and their fee for the financial year for providing management services, emergency call outs, repairs and other charges was €14,491 (2024: €14,975). At the year end, the amount of management and other fees outstanding was €475 (2024: €0).

#### **Other related party transactions**

There were no other related party transactions.

### 17. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 17 February 2026.

# **INDEPENDENT AUDITOR'S REPORT TO THE DIRECTORS of Winton Management Company CLG pursuant to section 356(2) of the Companies Act 2014**

'We have examined:

- (i) the abridged financial statements for the financial year ended 31 March 2025 on pages 8 to 13 which the directors of Winton Management Company CLG propose to annex to the annual return of the company; and
- (ii) the financial statements to be laid before the Annual General Meeting, which form the basis for those abridged financial statements.'

This report is made solely to the company's directors, as a body, in accordance with section 356(2) of the Companies Act 2014. Our work has been undertaken so that we might state to the directors those matters we are required to state to them in our report under section 356(2) of the Companies Act 2014 and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the directors for our work, for this report, or for the opinions we have formed.

## **Respective responsibilities of directors and auditors**

It is your responsibility to prepare abridged financial statements which comply with the section 352 of the Companies Act 2014. It is our responsibility to form an independent opinion that the directors are entitled under section 352 of the Companies Act 2014 to annex abridged financial statements to the annual return of the company and that those abridged financial statements have been properly prepared pursuant to sections 352 and 353 of that Act and to report our opinion to you.

## **Basis of opinion**

We have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to annex abridged financial statements to the annual return of the company and that the abridged financial statements are properly prepared. The scope of our work for the purpose of this report does not include examining or dealing with events after the date of our report on the full financial statements.

## **Opinion**

In our opinion the directors are entitled under section 352 of the Companies Act 2014 to annex the abridged financial statements to the annual return of Winton Management Company CLG ('the company') and those abridged financial statements have been properly prepared pursuant to the provisions of section 353 of that Act (exemptions available to small companies).

**Eoin O'Boyle**  
**for and on behalf of**  
**O'BOYLE & CO**

Chartered Accountants and Statutory Audit Firm  
Church Street  
Longford  
N39 HR91

**17 February 2026**

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