

Company registration number 716857 (Republic of Ireland)

**WOODSIDE ENNISKERRY ROAD OWNERS' MANAGEMENT COMPANY
LIMITED BY GUARANTEE**

ABRIDGED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

WOODSIDE ENNISKERRY ROAD OWNERS' MANAGEMENT COMPANY LIMITED BY GUARANTEE

CONTENTS

	Page
Directors' responsibilities statement	1
Independent auditor's report	2 - 5
Balance sheet	6
Statement of changes in equity	7
Notes to the financial statements	8 - 11

WOODSIDE ENNISKERRY ROAD OWNERS' MANAGEMENT COMPANY LIMITED BY GUARANTEE

DIRECTORS' RESPONSIBILITIES STATEMENT FOR THE 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* issued by the Financial Reporting Council (Generally accepted Accounting Practice 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 surplus or deficit of the company for that 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 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 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.

On behalf of the board

Signed by:



F50E1A6FCBE24F8.....

Mr Nick Sheward
Director

Signed by:



C04D7E1F51C84DD.....

Mr John Kennedy
Director

Date:16/03/2026.....

WOODSIDE ENNISKERRY ROAD OWNERS' MANAGEMENT COMPANY LIMITED BY GUARANTEE

INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE DIRECTORS PURSUANT TO SECTION 356 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 Woodside Enniskerry Road Owners' Management Company Limited by Guarantee and those abridged financial statements have been properly prepared pursuant to the provisions of section 353 of the Companies Act 2014.

Basis of opinion

We have examined:

(i) the abridged financial statements for the year ended 31 March 2025 on pages 6 to 11, which the directors of Woodside Enniskerry Road Owners' Management Company Limited by Guarantee 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.

Other information required by the Companies Act 2014

On**16/03/2026**..... we reported to the members of Woodside Enniskerry Road Owners' Management Company Limited by Guarantee on the company's financial statements for the year ended 31 March 2025 and our report was as follows:

Opinion

We have audited the financial statements of Woodside Enniskerry Road Owners' Management Company Limited by Guarantee ('the company') for the year ended 31 March 2025, which comprise the statement of comprehensive income, the balance sheet, the statement of changes in equity and notes to the financial statements, including the summary of significant accounting policies set out in note 1. 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 March 2025 and of its surplus for the 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 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.

WOODSIDE ENNISKERRY ROAD OWNERS' MANAGEMENT COMPANY LIMITED BY GUARANTEE

INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE DIRECTORS

PURSUANT TO SECTION 356 OF THE COMPANIES ACT 2014 (CONTINUED)

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 in the annual report. 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.

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.

Responsibilities of directors for the financial statements

As explained more fully in the directors' responsibilities statement, 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 the directors 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 intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

WOODSIDE ENNISKERRY ROAD OWNERS' MANAGEMENT COMPANY LIMITED BY GUARANTEE

INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE DIRECTORS PURSUANT TO SECTION 356 OF THE COMPANIES ACT 2014 (CONTINUED)

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the company's 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 company's financial statements is located on the IAASA's website at: <https://iaasa.ie/publications/description-of-the-auditors-responsibilities-for-the-audit-of-the-financial-statements/>. This description forms part of our auditor's report.

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

This 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 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.



Teresa Campbell

For and on behalf of AAB Group Accountants (Ireland) Limited,

Chartered Accountants and Statutory Audit Firm

Unit 5B Unit 5H
Fingal Bay Business Park
Balbriggan
Co Dublin
Republic of Ireland
K32 NY57

Date: 16/03/2026

WOODSIDE ENNISKERRY ROAD OWNERS' MANAGEMENT COMPANY LIMITED BY GUARANTEE

INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE DIRECTORS PURSUANT TO SECTION 356 OF THE COMPANIES ACT 2014 (CONTINUED)

We, the undersigned, hereby certify that:

- the foregoing is a true copy of the Special Report of the Auditor.
- the attached income and expenditure account, balance sheet and the related abridged notes are a correct abridged copy of those laid before the annual general meeting of the company.

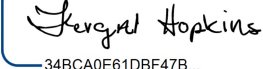
On behalf of the board

Mr Nick Sheward
Director

Signed by:

Date: ...F56E1A5FC9BE24F8... **16/03/2026**

The Lansdowne Partnership Limited
Secretary

DocuSigned by:

Date: ...34BCA0E61DBF47B... **16/03/2026**

WOODSIDE ENNISKERRY ROAD OWNERS' MANAGEMENT COMPANY LIMITED BY GUARANTEE

BALANCE SHEET


AS AT 31 MARCH 2025


	Notes	€	2025 €	€	2024 €
Current assets					
Debtors	5	19,252		12,057	
Cash at bank and in hand		260,138		221,985	
		<u>279,390</u>		<u>234,042</u>	
Creditors: amounts falling due within one year	7	(131,871)		(104,273)	
Net current assets			<u>147,519</u>		<u>129,769</u>
Reserves					
Sinking fund reserve			77,827		62,000
Income and expenditure account			69,692		67,769
Total members' funds			<u>147,519</u>		<u>129,769</u>

We, as directors of Woodside Enniskerry Road Owners' Management Company Limited by Guarantee, 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 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.

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

The financial statements were approved by the board of directors and authorised for issue on **16/03/2026** and are signed on its behalf by:

Signed by:

 F56E1A5FCBE24F8.....
 Mr Nick Sheward
 Director

Signed by:

 C04D7E1F51C84DD.....
 Mr John Kennedy
 Director

WOODSIDE ENNISKERRY ROAD OWNERS' MANAGEMENT COMPANY LIMITED BY GUARANTEE

STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2025

	Sinking fund reserve	Income and expenditure	Total
	€	€	€
Balance at 1 April 2023	31,000	(32,838)	(1,838)
Year ended 31 March 2024:			
Profit and total comprehensive income for the year	-	131,607	131,607
Transfer to sinking fund	31,000	(31,000)	-
Balance at 31 March 2024	62,000	67,769	129,769
Year ended 31 March 2025:			
Profit and total comprehensive income for the year	-	17,750	17,750
Transfer to sinking fund	31,000	(31,000)	-
Sinking fund expenditure	15,173	(15,173)	-
Balance at 31 March 2025	<u>77,827</u>	<u>69,692</u>	<u>147,519</u>

WOODSIDE ENNISKERRY ROAD OWNERS' MANAGEMENT COMPANY LIMITED BY GUARANTEE

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

Company information

Woodside Enniskerry Road Owners' Management Company Limited by Guarantee is a limited company domiciled and incorporated in the Republic of Ireland. The registered office is c/o Lansdowne Partnership, 21 Mespil Road, Ballsbridge, Dublin 4, Republic of Ireland, D04 N8K3 and its company registration number is 716857.

1.1 Basis of preparation

These financial statements have been prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" ("FRS 102"), as adapted by Section 1A of FRS 102, and the requirements of the Companies Act 2014.

The financial statements are prepared in euros, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest €.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Income and expenditure

Income and expenses are included in the financial statements as they become receivable or due.

Expenses include VAT where applicable as the company cannot reclaim it.

1.3 Cash and cash equivalents

Cash and cash equivalents are basic financial assets and include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.4 Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's balance sheet when the company becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

The company only enters into basic financial instruments transactions that result in the recognition of financial assets and liabilities like trade debtors and creditors. These are measured at amortised cost and are assessed at the end of each reporting period for objective evidence of impairment. If objective evidence of impairment is found, an impairment loss is recognised in the Statement of comprehensive income.

Classification of financial liabilities

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

WOODSIDE ENNISKERRY ROAD OWNERS' MANAGEMENT COMPANY LIMITED BY GUARANTEE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

1 Accounting policies

(Continued)

Basic financial liabilities

Basic financial liabilities, including creditors, bank loans, loans from fellow group companies and preference shares that are classified as debt, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

1.5 Taxation

The company is not carrying on a business for the purposes of making a profit and has obtained exemption from the Revenue Commissioners in respect of corporation tax. Deposit interest retention tax is payable on interest income.

1.6 Accruals

As the company is a management company budgeted expenditure is agreed upon at the start of the accounting period.

If at the end of the reporting period, all expenditure incurred has not been invoiced, then an accrual is raised in the Financial Statements. Future costs that had been paid for as part of the service charge income recognised during the financial year are prepaid. Any surplus is transferred to reserves.

1.7 Sinking fund

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 of a non-recurring nature. The sinking fund is not guaranteed to cover all unexpected costs of a non-recurring nature.

1.8 Common areas

The common areas of the development have not yet been transferred to the company. The process to transfer the common areas is ongoing. The common areas are not recognised as an asset in the financial statements as no future economic benefits are expected to flow to the company.

2 Judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

WOODSIDE ENNISKERRY ROAD OWNERS' MANAGEMENT COMPANY LIMITED BY GUARANTEE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

3 Employees

The average monthly number of persons (including directors) employed by the company during the year was:

	2025 Number	2024 Number
Total	-	-

4 Sinking fund

A separate bank account is in operation for the sinking fund in accordance with Multi-Unit Developments Act 2011.

The directors have reflected the sinking fund in a non-distributable capital reserve in accordance with FRS 102. It is the policy of the company to transfer members' sinking fund contribution upon the final settlement of all service charges for the period.

The contribution for the year ended 31 March 2025 was €31,000.

The projected contribution for the year ending 31 March 2026 is €55,000.

5 Debtors

	2025 €	2024 €
Amounts falling due within one year:		
Prepayments	19,252	12,057

6 Service charge

The annual service charge is calculated based on budget projections.

The amount charged in the year ended 31 March 2025 was €411,925.

The projected amount to be charged for the year ending 31 March 2026 is €379,781.

7 Creditors: amounts falling due within one year

	2025 €	2024 €
Trade creditors	52,335	18,461
Accruals	79,536	85,812
	<u>131,871</u>	<u>104,273</u>

WOODSIDE ENNISKERRY ROAD OWNERS' MANAGEMENT COMPANY LIMITED BY GUARANTEE

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 MARCH 2025

8 Insurance

The insurance, in respect of Buildings and Contents of the common areas of the complex for the year ended 31 March 2025 is €52,500, based on a Building Sum Insured of €90.4M and all other contents insured of €1.3M. The level of insurance cover is agreed with the insurance broker and is considered by the directors to be sufficient. The insurance policy is held with Willis Towers Watson and the policy number is 458972-EV633120.

9 Members' liability

The company is limited by guarantee, not having a share capital and consequently the liability of members is limited, subject to an undertaking by each member to contribute to the net assets or liabilities of the company on winding up such amounts as may be required not exceeding €1.

10 Approval of financial statements

The directors approved the financial statements on 16/03/2026.