

Company Number: 313625

Hazelwood Court Apartments (Thurles) Company Limited by Guarantee
Abridged Unaudited Financial Statements
for the financial year ended 31 December 2025

Hazelwood Court Apartments (Thurles) Company Limited by Guarantee

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Hazelwood Court Apartments (Thurles) Company Limited by Guarantee DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 31 December 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. 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

Michael Ronayne
Director

10 February 2026

Eugene Walsh
Director

10 February 2026

Hazelwood Court Apartments (Thurles) Company Limited by Guarantee

BALANCE SHEET

as at 31 December 2025

	Notes	2025 €	2024 €
Current Assets			
Debtors	4	20,864	24,475
Cash and cash equivalents		50,950	48,574
		<u>71,814</u>	<u>73,049</u>
Creditors: amounts falling due within one year	5	(2,550)	(1,584)
Net Current Assets		69,264	71,465
Total Assets less Current Liabilities		69,264	<u>71,465</u>
Reserves			
Sinking fund		39,926	35,926
Retained surplus	7	29,338	35,539
Equity attributable to owners of the company		69,264	<u>71,465</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 Hazelwood Court Apartments (Thurles) Company Limited by Guarantee, state that -

(a) the company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014,

(b) the company is availing itself of the exemption on the grounds that the conditions specified in section 358 are satisfied,

(c) the members of the company have not served a notice on the company under section 334(1) in accordance with section 334(2),

(d) we acknowledge the company's obligations under the Companies Act 2014, to keep adequate accounting records and prepare financial statements which give a true and fair view of the assets, liabilities and financial position of the company at the end of its financial year and of its profit or loss for such a financial year and to otherwise comply with the provisions of the Companies Act 2014 relating to financial statements so far as they are applicable to the company,

(e) the company has relied on the specified exemption contained in section 352 Companies Act 2014. The company has done so on the grounds that the company is entitled to the benefit of that exemption as a small company and the abridged financial statements have been properly prepared in accordance with section 353 Companies Act 2014 and the small companies' regime.

Approved by the board on 10 February 2026 and signed on its behalf by:

Michael Ronayne
Director

Eugene Walsh
Director

Hazelwood Court Apartments (Thurles) Company Limited by Guarantee RECONCILIATION OF MEMBERS' FUNDS

as at 31 December 2025

	Retained surplus €	Sinking Fund reserve €	Total €
At 1 January 2024	33,754	31,926	65,680
Surplus for the financial year	5,785	-	5,785
Other movements in equity attributable to owners	(4,000)	4,000	-
At 31 December 2024	35,539	35,926	71,465
Deficit for the financial year	(2,201)	-	(2,201)
Other movements in equity attributable to owners	(4,000)	4,000	-
At 31 December 2025	29,338	39,926	69,264

Hazelwood Court Apartments (Thurles) Company Limited by Guarantee

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

1. General Information

Hazelwood Court Apartments (Thurles) Company Limited by Guarantee is a company limited by guarantee incorporated in Ireland. The registered office of the company is Dublin Road, Thurles, Tipperary which is also the principal place of business of the company. The main activity of the company is the management of premises and the common areas thereof and no change is foreseen in the future. The company meets the definition of an owners' management company under the Multi-Unit Development Act, 2011. 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 2025 have been prepared in accordance with the provisions of FRS 102 Section 1A (Small Entities) and the Companies Act 2014.

Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention except for certain properties and financial instruments that are measured at revalued amounts or fair values, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for assets. The financial reporting framework that has been applied in their preparation is the Companies Act 2014 and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" Section 1A, issued by the Financial Reporting Council.

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

Income

Turnover is measured at the fair value of the consideration received or receivable for services rendered, net of discounts and Value Added Tax.

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

Foreign currencies

3. Employees

The average monthly number of employees, including directors, during the financial year was 3, (2024 - 3).

4. Debtors

	2025	2024
	€	€
Trade debtors	20,611	24,239
Prepayments	253	236
	<u>20,864</u>	<u>24,475</u>

Hazelwood Court Apartments (Thurles) Company Limited by Guarantee NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 December 2025

5. Creditors	2025	2024
Amounts falling due within one year	€	€
Accruals	<u>2,550</u>	<u>1,584</u>

6. 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 it 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 of 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.

7. Income Statement

	Income statement	Sinking fund reserve	Total
	€	€	€
At 1 January 2025	35,539	35,926	71,465
Transfer of realised profit	(4,000)		(4,000)
(Deficit)/surplus for the financial year	(2,201)		(2,201)
Other movements	-	4,000	4,000
At 31 December 2025	<u>29,338</u>	<u>39,926</u>	<u>69,264</u>

The profit and loss account represents the cumulative gains and losses recognised in the Income and Expenditure Account net of transfers to/from other reserves. The sinking fund represents a specific building investment fund to be used only for the purpose of discharging expenditure reasonably incurred on refurbishment, improvement and/or maintenance of a non-recurring nature. Contributions to the sinking fund are billed in each financial year in accordance with Section 19 of the Multi-unit Developments Act 2011.

8. Capital commitments

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

9. Post-Balance Sheet Events

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

10. Related party transactions

The directors, who serve in a voluntary capacity, are also members of the company and own units within the development. They are liable for service charges and sinking fund contributions on the same terms as other members.

11. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 10 February 2026.