

**Company Number: 343389**

**OLD CONNAUGHT HOUSE MANAGEMENT COMPANY CLG  
ANNUAL REPORT AND FINANCIAL STATEMENTS  
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2022**

**Kieran Ryan & Co.  
Chartered Accountants and Statutory Audit Firm  
20 Upper Mount Street  
Dublin 2**

**OLD CONNAUGHT HOUSE MANAGEMENT COMPANY CLG**

**CONTENTS**

	Page
Directors and Other Information	3
Directors' Report	4 - 5
Directors' Responsibilities Statement	6
Independent Auditor's Report	7 - 8
Appendix to the Independent Auditor's Report	9
Income and Expenditure Account	10
Balance Sheet	11
Statement of Changes in Equity	12
Statement of Cash Flows	13
Notes to the Financial Statements	14 - 16

**OLD CONNAUGHT HOUSE MANAGEMENT COMPANY CLG  
DIRECTORS AND OTHER INFORMATION**

<b>Directors</b>	Anne Devine (resigned 9 October 2024) Alan Grainger (resigned 18 November 2022) Susie Knight Anna Maria Keogh (appointed 13 November 2024) Deirdre Healy (appointed 17 June 2025) Gerard Donohue (appointed 17 June 2025)
<b>Company Secretary</b>	Alan Grainger (resigned 1 June 2025) Margaret O'Grady (appointed 1 June 2025)
<b>Company Number</b>	343389
<b>Registered Office</b>	13 Sandy Cove P2 Ballymoney Co. Wexford
<b>Business Address</b>	C/o OMC Services 13 Sandy Cove P2 Ballymoney Co. Wexford
<b>Auditors</b>	Kieran Ryan & Co. Chartered Accountants and Statutory Audit Firm 20 Upper Mount Street Dublin 2
<b>Bankers</b>	AIB The Plaza Stillorgan Co. Dublin

**OLD CONNAUGHT HOUSE MANAGEMENT COMPANY CLG  
DIRECTORS' REPORT  
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2022**

The directors present their report and the audited financial statements for the financial year ended 31 December 2022.

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 2022.

**Financial Results**

The (deficit)/surplus for the financial year amounted to (€20,894) (2021 - €7,324).

At the end of the financial year, the company has assets of €99,864 (2021 - €114,484) and liabilities of €38,413 (2021 - €32,139). The net assets of the company have decreased by €20,894.

**Directors and Secretary**

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

Anne Devine  
Alan Grainger (resigned 18 November 2022)  
Susie Knight

The secretary who served throughout the financial year was Alan Grainger.

**Future Developments**

The company plans to continue its present activities.

**Post Balance Sheet Events**

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

**Auditors**

The auditors, Kieran Ryan & Co., Chartered Accountants and Statutory Audit Firm, have indicated their willingness to continue in office in accordance with the provisions of section 383(2) of the Companies Act 2014.

**Annual Service Charge**

The company is entitled to receive service charges from 43 property units. The annual service charges for the year ended 31 December 2022 were €107,500 (2021: €107,500)

**Insurance**

The level of insurance cover is agreed with the insurance broker and is considered by the directors to be sufficient.

**Transfers to Reserves or Sinking Fund**

At the year end, the directors had a Building Investment Fund set up in accordance with the provision of the Multi-Unit Developments Act, 2011.

**Common Areas**

The common areas of the property have been transferred to the company.

**OLD CONNAUGHT HOUSE MANAGEMENT COMPANY CLG  
DIRECTORS' REPORT  
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2022**

**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 employed appropriately qualified accounting personnel and have maintained appropriate computerised accounting systems. The accounting records are located at the company's office at 13 Sandy Cove P2, Ballymoney, Co. Wexford.

**Signed on behalf of the board:**

Susie Knight  
**Director**

Gerard Donohue  
**Director**

**Date: 26 March 2026**

**OLD CONNAUGHT HOUSE MANAGEMENT COMPANY CLG  
DIRECTORS' RESPONSIBILITIES STATEMENT  
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2022**

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 the 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.

**Disclosure of Information to Auditor**

Each person who is a director 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:**

Susie Knight  
**Director**

Gerard Donohue  
**Director**

**Date: 26 March 2026**

**INDEPENDENT AUDITOR'S REPORT  
TO THE MEMBERS OF OLD CONNAUGHT HOUSE MANAGEMENT COMPANY CLG**

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

**Opinion**

We have audited the financial statements of Old Connaught House Management Company CLG ('the company') for the financial year ended 31 December 2022 which comprise the Income and Expenditure Account, the Balance Sheet, 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, 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 December 2022 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", 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 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.

**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.

**INDEPENDENT AUDITOR'S REPORT  
TO THE MEMBERS OF OLD CONNAUGHT HOUSE MANAGEMENT COMPANY CLG**

**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.

**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.

Kieran Ryan & Co.  
Chartered Accountants and Statutory Audit Firm  
20 Upper Mount Street  
Dublin 2

**Date: 26 March 2026**

**OLD CONNAUGHT HOUSE 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.

**OLD CONNAUGHT HOUSE MANAGEMENT COMPANY CLG  
INCOME AND EXPENDITURE ACCOUNT  
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2022**

	Notes	2022 €	2021 €
<b>Income</b>		117,267	107,580
<b>Expenditure</b>		(138,161)	(100,256)
<b>(Deficit)/surplus before tax</b>		<u>(20,894)</u>	<u>7,324</u>
Tax on (deficit)/surplus		<u>-</u>	<u>-</u>
<b>(Deficit)/surplus for the financial year</b>		<u>(20,894)</u>	<u>7,324</u>
<b>Total comprehensive income</b>		<u><u>(20,894)</u></u>	<u><u>7,324</u></u>

Approved by the board on 26 March 2026 and signed on its behalf by:

Susie Knight  
**Director**

Gerard Donohue  
**Director**

**OLD CONNAUGHT HOUSE MANAGEMENT COMPANY CLG**  
**BALANCE SHEET**  
**AS AT 31 DECEMBER 2022**

	Notes	2022 €	2021 €
<b>Current Assets</b>			
Debtors	4	31,226	35,021
Cash and cash equivalents		68,638	79,463
		<u>99,864</u>	<u>114,484</u>
<b>Creditors: amounts falling due within one year</b>	6	(38,413)	(32,139)
<b>Net Current Assets</b>		<u>61,451</u>	<u>82,345</u>
<b>Net Assets</b>		<u><u>61,451</u></u>	<u><u>82,345</u></u>
<b>Reserves</b>			
Capital reserves and funds		58,668	72,228
Income and expenditure account		2,783	10,117
<b>Equity attributable to owners of the company</b>		<u><u>61,451</u></u>	<u><u>82,345</u></u>

Approved by the board on 26 March 2026 and signed on its behalf by:

Susie Knight  
**Director**

Gerard Donohue  
**Director**

**OLD CONNAUGHT HOUSE MANAGEMENT COMPANY CLG**  
**STATEMENT OF CHANGES IN EQUITY**  
**AS AT 31 DECEMBER 2022**

	Retained surplus	Building investment fund	Total
	€	€	€
<b>At 1 January 2021</b>	12,558	62,463	75,021
Surplus for the financial year	7,324	-	7,324
Other movements in equity attributable to owners	(9,765)	9,765	-
<b>At 31 December 2021</b>	<u>10,117</u>	<u>72,228</u>	<u>82,345</u>
Deficit for the financial year	(20,894)	-	(20,894)
Other movements in equity attributable to owners	13,560	(13,560)	-
<b>At 31 December 2022</b>	<u><u>2,783</u></u>	<u><u>58,668</u></u>	<u><u>61,451</u></u>

**OLD CONNAUGHT HOUSE MANAGEMENT COMPANY CLG**  
**STATEMENT OF CASH FLOWS**  
**FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2022**

	Notes	2022 €	2021 €
<b>Cash flows from operating activities</b>			
(Deficit)/surplus for the financial year		(20,894)	7,324
		<u>(20,894)</u>	<u>7,324</u>
Movements in working capital:			
Movement in debtors		3,795	(7,309)
Movement in creditors		6,274	1,485
		<u>(10,825)</u>	<u>1,500</u>
Cash (used in)/generated from operations			
		<u>(10,825)</u>	<u>1,500</u>
<b>Net (decrease)/increase in cash and cash equivalents</b>		<b>(10,825)</b>	<b>1,500</b>
<b>Cash and cash equivalents at beginning of financial year</b>		<b>79,463</b>	<b>77,963</b>
		<u>79,463</u>	<u>77,963</u>
<b>Cash and cash equivalents at end of financial year</b>	<b>5</b>	<b>68,638</b>	<b>79,463</b>
		<u><u>68,638</u></u>	<u><u>79,463</u></u>

**OLD CONNAUGHT HOUSE MANAGEMENT COMPANY CLG  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2022**

**1. General Information**

Old Connaught House Management Company CLG is a company limited by guarantee incorporated and registered in Ireland. The registered number of the company is 343389. The registered office of the company is 13 Sandy Cove P2, Ballymoney, Co. Wexford. 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 financial year ended 31 December 2022 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.

**Income**

Turnover comprises the invoice value of goods supplied by the company, exclusive of trade discounts and value added tax.

**Sinking Fund Contributions**

In accordance with Section 19 of the Multi-Unit Developments 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 are held in a separate designated bank account and are allocated to a special reserve titled "sinking fund reserve". Sinking fund contributions are recognized as income in the Income and Expenditure account in the period in which large, non-regular repair and maintenance work is undertaken. The company has set up a separate designated bank account, and contributions have been made to same. Further transfers may be made to the sinking fund from liquid resources in each financial period.

**Invoiced and other debtors**

Invoiced 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.

**Invoiced and other creditors**

Invoiced 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.

**OLD CONNAUGHT HOUSE MANAGEMENT COMPANY CLG  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2022**

**Taxation and deferred taxation**

Current tax represents the amount expected to be paid or recovered in respect of taxable income for the financial year and is calculated using the tax rates and laws that have been enacted or substantially enacted at the Balance Sheet date.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more tax in the future, or a right to pay less tax in the future. Timing differences are temporary differences between the company's taxable income and its results as stated in the financial statements.

Deferred tax is measured on an undiscounted basis at the tax rates that are anticipated to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the Balance Sheet date.

**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**

In accordance with Section 19 of the Multi-Unit Developments 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 are held in a separate designated bank account and are allocated to a special reserve titled "sinking fund reserve". Sinking fund contributions are recognized as income in the Income and Expenditure account in the period in which large, non-regular repair and maintenance work is undertaken. The company has set up a separate designated bank account, and contributions have been made to same. Further transfers may be made to the sinking fund from liquid resources in each financial period.

**3. 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.

<b>4. Debtors</b>	2022	2021
	€	€
Invoiced debtors	29,352	15,428
Prepayments	1,874	19,593
	<u>31,226</u>	<u>35,021</u>
<b>5. Cash and Cash Equivalents</b>	2022	2021
	€	€
Cash and bank balances	63,638	74,463
Cash equivalents	5,000	5,000
	<u>68,638</u>	<u>79,463</u>

**OLD CONNAUGHT HOUSE MANAGEMENT COMPANY CLG**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2022**

<b>6. Creditors</b>	2022	2021
<b>Amounts falling due within one year</b>	€	€
Invoiced creditors	30,791	29,026
Accruals	7,622	3,113
	38,413	32,139
	38,413	32,139

**7. 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 financial 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.

**8. Capital Commitments**

The company had no material capital commitments at the financial year-ended 31 December 2022.

**9. Post-Balance Sheet Events**

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

**10. Approval of Financial Statements**

The financial statements were approved and authorised for issue by the board of directors on 26 March 2026.