

**Company registration number: 327140**

**Stebbler Company Limited by Guarantee**  
**Unaudited financial statements**  
**for the financial year ended 31 March 2025**

# Stebbler Company Limited by Guarantee

## Contents

	<b>Page</b>
Directors and other information	<b>1</b>
Directors report	<b>2 - 3</b>
Directors responsibilities statement	<b>4</b>
Accountants report	<b>5</b>
Profit and loss account	<b>6</b>
Balance sheet	<b>7 - 8</b>
Statement of changes in equity	<b>9</b>
Notes to the financial statements	<b>10 - 11</b>

**Stebbler Company Limited by Guarantee**  
**Company limited by guarantee**

**Directors and other information**

**Directors** James Cunnane Resigned 15/01/25  
Richard Burgess  
Aneta Kokoszka

**Secretary** Annmarie Mathews

**Company number** 327140

**Registered office** Stebbler Limited  
Mathews Property Management Ltd  
29 Norfolk Road  
Phibsboro  
Dublin 7

**Business address** Shangan Hall Apartments  
Ballymun  
Dublin 11  
29 Norfolk Road  
Phibsboro, Dublin 7

**Accountants** ACC Solutions  
13 Grand Canal Street Lower  
Grand Canal Dock  
Dublin 2

**Bankers** AIB Plc  
Crumlin Cross West  
Dublin 12

**Solicitors** O Brien Redmond  
129 Capel Building  
Marys Abbey  
Dublin 7

## **Stebbler Company Limited by Guarantee**

### **Directors report**

The directors present their annual report and the unaudited financial statements of the company for the financial year ended 31 March 2025.

#### **Directors**

The names of the persons who at any time during the financial year were directors of the company are as follows:

James Cunnane  
Richard Burgess  
Aneta Kokoszka

#### **Principal activities**

Stebbler Limited, which is a company limited by guarantee, is established for the purpose of taking ownership of, and responsibility for managing, maintaining and repairing the common areas of the development at Shangan Hall, Ballymun, Dublin including elevator maintenance and upkeep of the

#### **Disclosures required under Section 17 of the Multi-Unit Developments Act 2011**

Section 17 of the Multi-Unit Developments Act 2011 requires the Owner Management Company to prepare and furnish to each member an Annual Report.

#### **a) Financial Management**

The Board of Directors have included a detailed Income and Expenditure Report and a Balance Sheet as part of the attached Financial Statements.

The deficit for the year amounted to a deficit of €1,378 (2024 Deficit €22,581). At the end of the year, the company has assets of €137,572 (2024 €132,827) and liabilities of €14,314 (2024 €11,391). The net assets of the company have increased by €1,822 which is as a result of the deficit of €1,378 plus the increase in the sinking fund reserve of €3,200. The management company is dependent on the prompt payment by owners of the annual service fees in order to manage and maintain the development to an appropriate standard.

#### **b) Insurance**

The details for the Insurance of the property at Stebbler Ltd are set out below:

Name of Insurer: Axa Policy Number: AXAC80538

Policy Type: Apartment Policy - Premium Charged: €24,861 (Incl 5% Government levy Period of Cover: 20 Dec 2024 to 19 Dec 2025

Director Insurance: €378 Period of Cover: 20 Dec 2024 to 19 Dec 2025. As Stebbler Company year end is the 31st March 2025, the insurance costs are prepaid in the accounts to reflect the actual cost of insurance for the period of the Financial Statements dated 1st April 2024 to 31st March 2025 are €28,427

#### **Sinking Fund Reserve**

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. During the year the sinking fund was required to contribute towards the insurance premium, this is being repaid on a monthly basis over 10 months.

#### **Dividends**

During the financial year the directors have not paid any dividends or recommended payment of a final dividend.

**Stebbler Company Limited by Guarantee**

**Directors report (continued)**

**Accounting records**

The measures taken by the directors to secure compliance with the requirements of sections 281 to 285 of the Companies Act 2014 with regard to the keeping of accounting records are the implementation of necessary policies and procedures for recording transactions, the employment of competent accounting personnel with appropriate expertise and the provision of adequate resources to the financial function. The accounting records of the company are located at 29 Norfolk Road, Phibsboro, Dublin 7.

This report was approved by the board of directors on 31 October 2025 and signed on behalf of the board by:

Aneta Kokoszka  
Director

Richard Burgess  
Director

## **Stebbler Company Limited by Guarantee**

### **Directors responsibilities statement**

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" 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 profit or loss 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 and then apply them consistently;
- make judgments 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 profit or loss 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.

**Stebbler Company Limited by Guarantee**

**Accountants' Report to the board of directors  
on the Unaudited financial statements of Stebbler Company Limited by Guarantee**

In accordance with the engagement letter dated 23 March 2017, and in order to assist you to fulfil your duties under the Companies Act 2014, we have compiled the financial statements which comprise the profit and loss account, balance sheet, statement of changes in equity and related notes from the accounting records and information and explanations you have given to us.

This report is made to the company's board of directors, as a body, in accordance with the terms of our engagement. Our work has been undertaken so that we might compile the financial statements that we have been engaged to compile, report to the company's board of directors that we have done so, and state those matters that we have agreed to state to them in this 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 board of directors for our work or for this report.

We have carried out this engagement in accordance with guidance issued by the Institute of Chartered Accountants in Ireland and have complied with the ethical guidance laid down by the Institute relating to members undertaking the compilation of financial statements.

You have acknowledged on the balance sheet for the financial year ended 31 March 2025 your duty under the Companies Act 2014 to ensure that the company has kept adequate accounting records and prepared 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 that financial year, and otherwise comply with the provisions of Companies Act 2014 relating to financial statements so far as they are applicable to the company. You consider that the company is exempt from the statutory requirement for an audit for the financial year.

We have not been instructed to carry out an audit of the financial statements. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial statements.

ACC Solutions

13 Grand Canal Street Lower  
Grand Canal Dock  
Dublin 2

13 October 2025

**Stebbler Company Limited by Guarantee**

**Profit and loss account  
Financial year ended 31 March 2025**

	<b>Note</b>	<b>2025</b> €	<b>2024</b> €
<b>Turnover</b>	<b>5</b>	135,461	114,926
<b>Gross profit</b>		<u>135,461</u>	<u>114,926</u>
Administrative expenses		(137,016)	(137,556)
<b>Operating loss</b>		<u>(1,555)</u>	<u>(22,630)</u>
Other interest receivable and similar income		177	49
<b>Loss before taxation</b>		<u>(1,378)</u>	<u>(22,581)</u>
Tax on loss		-	-
<b>Loss for the financial year</b>		<u><u>(1,378)</u></u>	<u><u>(22,581)</u></u>

The notes on pages 10 to 11 form part of these financial statements.

## Stebbler Company Limited by Guarantee

### Balance sheet As at 31 March 2025

	Note	2025		2024	
		€	€	€	€
<b>Current assets</b>					
Debtors	7	27,576		19,482	
Cash at bank and in hand		109,996		113,345	
		<u>137,572</u>		<u>132,827</u>	
<b>Creditors: amounts falling due within one year</b>					
	8	<u>(14,314)</u>		<u>(11,391)</u>	
<b>Net current assets</b>			<u>123,258</u>		<u>121,436</u>
<b>Total assets less current liabilities</b>			<u>123,258</u>		<u>121,436</u>
<b>Net assets</b>			<u><u>123,258</u></u>		<u><u>121,436</u></u>
<b>Capital and reserves</b>					
Sinking fund reserve			133,600		130,400
Profit and loss account			(10,342)		(8,964)
<b>Members funds</b>			<u><u>123,258</u></u>		<u><u>121,436</u></u>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Section 1A of FRS 102 Financial Reporting Standard applicable in the UK and Republic of Ireland'.

We, as directors of Stebbler Company Limited by Guarantee state that:

- the company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014;
- the company is availing itself of the exemption on the grounds that the conditions specified in section 358 of the Companies Act 2014 are satisfied;
- the members of the company have not served a notice on the company under section 334(1) of the Companies Act 2014 in accordance with section 334(2); and
- 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 Companies Act 2014 relating to financial statements so far as they are applicable to the company.

**The notes on pages 10 to 11 form part of these financial statements.**

**Stebbler Company Limited by Guarantee**

**Balance sheet (continued)**

**As at 31 March 2025**

These financial statements were approved by the board of directors on 31 October 2025 and signed on behalf of the board by:

Aneta Kokoszka  
Director

Richard Burgess  
Director

**The notes on pages 10 to 11 form part of these financial statements.**

**Stebbler Company Limited by Guarantee**

**Statement of changes in equity  
Financial year ended 31 March 2025**

	Sinking fund reserve €	Profit and loss account €	<b>Total €</b>
<b>At 1 April 2023</b>	119,200	13,617	132,817
Loss for the financial year		(22,581)	(22,581)
Other comprehensive income for the financial year:			
Movement in sinking fund reserve	11,200		11,200
<b>Total comprehensive income for the financial year</b>	<u>11,200</u>	<u>(22,581)</u>	<u>(11,381)</u>
<b>At 31 March 2024 and 1 April 2024</b>	<u>130,400</u>	<u>(8,964)</u>	<u>121,436</u>
Loss for the financial year		(1,378)	(1,378)
Other comprehensive income for the financial year:			
Movement in sinking fund reserve	3,200		3,200
<b>Total comprehensive income for the financial year</b>	<u>3,200</u>	<u>(1,378)</u>	<u>1,822</u>
<b>At 31 March 2025</b>	<u><u>133,600</u></u>	<u><u>(10,342)</u></u>	<u><u>123,258</u></u>

## Stebbler Company Limited by Guarantee

### Notes to the financial statements Financial year ended 31 March 2025

#### 1. General information

The company is a private company limited by guarantee, registered in Ireland. The address of the registered office is Stebbler Limited, Mathews Property Management Ltd, 29 Norfolk Road, Phibsboro, Dublin 7.

#### 2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102 Section 1A, 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'.

#### 3. Accounting policies and measurement bases

##### Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through profit or loss.

The financial statements are prepared in Euro, which is the functional currency of the entity.

##### Sinking fund reserve

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.

#### 4. Limited by guarantee

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 €2. The common areas for Shangan Hall have yet to be transferred to the company.

#### 5. Turnover

The whole of the turnover is attributable to the principal activity of the company which is wholly undertaken in Ireland.

The turnover figure relates to service Fees charged for 52 Apartments and 4 retail units. The management company's ability to manage and maintain this development is dependent on the annual service charge and its prompt payment by the property owners.

#### 6. Appropriations of profit and loss account

	2025	2024
	€	€
At the start of the financial year	(8,964)	13,617
Loss for the financial year	(1,378)	(22,581)
<b>At the end of the financial year</b>	<b><u>(10,342)</u></b>	<b><u>(8,964)</u></b>

**Stebbler Company Limited by Guarantee**

**Notes to the financial statements (continued)**  
**Financial year ended 31 March 2025**

**7. Debtors**

	<b>2025</b>	2024
	€	€
Trade debtors	25,992	16,077
Unrealised interest on late payment of service charge	(20,143)	(20,143)
Prepayments	21,727	23,548
	<u>27,576</u>	<u>19,482</u>

**8. Creditors: amounts falling due within one year**

	<b>2025</b>	2024
	€	€
Trade creditors	12,514	9,841
Accruals	1,800	1,550
	<u>14,314</u>	<u>11,391</u>

**9. Sinking fund reserve**

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. However due to cash flow difficulties during the year, the sinking fund was temporarily used to contribute towards the insurance premium, this is being repaid on a monthly basis over 10 months.

**10. Approval of financial statements**

The board of directors approved these financial statements for issue on 31 October 2025.