

Caherlavine Business Park Management Company Limited By Guarantee

Directors' Report and Unaudited Financial Statements

for the financial year ended 30 June 2025

Caherlavine Business Park Management Company Limited By Guarantee

CONTENTS

	Page
Directors and Other Information	3
Directors' Report	4
Directors' Responsibilities Statement	5
Accountants' Report	6
Income and Expenditure Account	7
Balance Sheet	8
Reconciliation of Members' Funds	9
Cash Flow Statement	10
Notes to the Financial Statements	11 - 12
Supplementary Information on Trading Statement	14 - 15

Caherlavine Business Park Management Company Limited By Guarantee DIRECTORS AND OTHER INFORMATION

Directors	Sylvester Neylon John Mitchell Martin Broderick
Company Secretary	John Mitchell
Company Number	423608
Registered Office and Business Address	Unit 2 Caherlavine Business Park Athenry Road Loughrea Galway Republic of Ireland
Accountants	Mellett Tyrrell & Co Chartered Accountants Unit 50, N7teen Business Park, Galway Road Tuam Galway Republic of Ireland

Caherlavine Business Park Management Company Limited By Guarantee

DIRECTORS' REPORT

for the financial year ended 30 June 2025

The directors present their report and the unaudited financial statements for the financial year ended 30 June 2025.

Principal Activity

The principal activity of the company is property management.

The Company is limited by guarantee not having a share capital.

Principal Risks and Uncertainties

The members have not identified any significant risks and uncertainties.

Financial Results

The (deficit)/surplus for the financial year amounted to €(183) (2024 - €177).

At the end of the financial year, the company has assets of €5,729 (2024 - €5,876) and liabilities of €3,802 (2024 - €3,766). The net assets of the company have decreased by €(183).

Directors and Secretary

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

Sylvester Neylon

John Mitchell

Martin Broderick

The secretary who served throughout the financial year was John Mitchell.

There were no changes in shareholdings between 30 June 2025 and the date of signing the financial statements.

In accordance with the Articles of Association, the directors retire by rotation and, being eligible, offer themselves for re-election.

Future Developments

The company plans to continue its present activities and current trading levels. Employees are kept as fully informed as practicable about developments within the business.

Post Balance Sheet Events

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

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 Unit 2, Caherlavine Business Park, Athenry Road, Loughrea, Galway.

Signed on behalf of the board

Martin Broderick
Director

24 February 2026

John Mitchell
Director

24 February 2026

Caherlavine Business Park Management Company Limited By Guarantee

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 30 June 2025

General responsibilities

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.

Directors' declaration on unaudited financial statements

In relation to the financial statements which comprise the Income and Expenditure Account, the Balance Sheet, the Reconciliation of Members' Funds, the Cash Flow Statement and the related notes:

The directors approve these financial statements and confirm that they are responsible for them, including selecting the appropriate accounting policies, applying them consistently and making, on a reasonable and prudent basis, the judgements underlying them. They have been prepared on the going concern basis on the grounds that the company will continue in business.

The directors confirm that they have made available to Mellett Tyrrell & Co, (Chartered Accountants), all the company's accounting records and provided all the information, books and documents necessary for the compilation of the financial statements.

The directors confirm that to the best of their knowledge and belief, the accounting records reflect all the transactions of the company for the financial year ended 30 June 2025.

Signed on behalf of the board

Martin Broderick
Director

24 February 2026

John Mitchell
Director

24 February 2026

**Caherlavine Business Park Management Company Limited By Guarantee
CHARTERED ACCOUNTANTS REPORT
to the Board of Directors on the Compilation of the unaudited financial statements
of Caherlavine Business Park Management Company Limited By Guarantee
for the financial year ended 30 June 2025**

In accordance with the engagement letter dated 24 February 2026 and in order to assist you to fulfil your duties under the Companies Act 2014, we have compiled for your approval the financial statements of the company for the financial year ended 30 June 2025 as set out on pages 7 to 12 which comprise the Income and Expenditure Account, the Balance Sheet, the Reconciliation of Members' Funds, the Cash Flow Statement and the related notes from the company's accounting records and from information and explanations you have given to us.

As a practising member firm of the Institute of Chartered Accountants Ireland, we are subject to its ethical and other professional requirements which are detailed at <https://www.charteredaccountants.ie/Professional-Standards/Home>

This report is made solely to the Board of Directors of Caherlavine Business Park Management Company Limited By Guarantee, 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 its Board of Directors, as a body, for our work or for this report.

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

You have acknowledged on the Balance Sheet for the year ended 30 June 2025 your duty to ensure that Caherlavine Business Park Management Company Limited By Guarantee has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and deficit of Caherlavine Business Park Management Company Limited By Guarantee. You consider that Caherlavine Business Park Management Company Limited By Guarantee is exempt from the statutory audit requirement for the financial year.

We have not been instructed to carry out an audit or a review of the financial statements of Caherlavine Business Park Management Company Limited By Guarantee. For this reason, we have not verified the adequacy, 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 statutory financial statements.

MELLETT TYRRELL & CO
Chartered Accountants
Unit 50, N7teen Business Park,
Galway Road
Tuam
Galway
Republic of Ireland

24 February 2026

Caherlavine Business Park Management Company Limited By Guarantee INCOME AND EXPENDITURE ACCOUNT

for the financial year ended 30 June 2025

	Notes	2025 €	2024 €
Income		2,620	2,000
Expenditure		<u>(2,803)</u>	<u>(1,823)</u>
(Deficit)/surplus before tax		(183)	177
Tax on (deficit)/surplus		<u>-</u>	<u>-</u>
(Deficit)/surplus for the financial year		<u>(183)</u>	<u>177</u>
Total comprehensive income		<u><u>(183)</u></u>	<u><u>177</u></u>

Approved by the board on 24 February 2026 and signed on its behalf by:

Martin Broderick
Director

John Mitchell
Director

Caherlavine Business Park Management Company Limited By Guarantee

BALANCE SHEET

as at 30 June 2025

	Notes	2025 €	2024 €
Current Assets			
Debtors	4	5,729	5,729
Cash and cash equivalents		-	147
		<u>5,729</u>	<u>5,876</u>
Creditors: amounts falling due within one year	6	<u>(3,802)</u>	<u>(3,766)</u>
Net Current Assets		<u>1,927</u>	<u>2,110</u>
Total Assets less Current Liabilities		<u>1,927</u>	<u>2,110</u>
Reserves			
Income and expenditure account		<u>1,927</u>	<u>2,110</u>
Members' Funds		<u>1,927</u>	<u>2,110</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 Caherlavine Business Park Management 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.

Approved by the board on 24 February 2026 and signed on its behalf by:

Martin Broderick
 Director

John Mitchell
 Director

Caherlavine Business Park Management Company Limited By Guarantee

RECONCILIATION OF MEMBERS' FUNDS

as at 30 June 2025

	Retained surplus	Total
	€	€
At 1 July 2023	1,933	1,933
Surplus for the financial year	<u>177</u>	<u>177</u>
At 30 June 2024	2,110	2,110
Deficit for the financial year	<u>(183)</u>	<u>(183)</u>
At 30 June 2025	<u><u>1,927</u></u>	<u><u>1,927</u></u>

Caherlavine Business Park Management Company Limited By Guarantee

CASH FLOW STATEMENT

for the financial year ended 30 June 2025

	Notes	2025 €	2024 €
Cash flows from operating activities			
(Deficit)/surplus for the financial year		(183)	177
		<u>(183)</u>	<u>177</u>
Movements in working capital:			
Movement in debtors		-	(500)
		<u>(183)</u>	<u>(323)</u>
Cash used in operations			
		<u>(183)</u>	<u>(323)</u>
Net decrease in cash and cash equivalents		(183)	(323)
Cash and cash equivalents at beginning of financial year		147	470
		<u>147</u>	<u>470</u>
Cash and cash equivalents at end of financial year	5	(36)	147
		<u><u>(36)</u></u>	<u><u>147</u></u>

Caherlavine Business Park Management Company Limited By Guarantee

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

1. General Information

Caherlavine Business Park Management Company Limited By Guarantee is a company limited by guarantee incorporated in Ireland

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 30 June 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 comprises the invoice value of goods supplied by the company, exclusive of trade 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.

Borrowing costs

Borrowing costs relating to the acquisition of assets are capitalised at the appropriate rate by adding them to the cost of assets being acquired. Investment income earned on the temporary investment of specific borrowings pending their expenditure on the assets is deducted from the borrowing costs eligible for capitalisation. All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

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 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.

Caherlavine Business Park Management Company Limited By Guarantee

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

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.

4. Debtors	2025	2024
	€	€
Trade debtors	<u>5,729</u>	<u>5,729</u>
5. Cash and cash equivalents	2025	2024
	€	€
Cash and bank balances	-	147
Bank overdrafts	<u>(36)</u>	<u>-</u>
	<u>(36)</u>	<u>147</u>
6. Creditors	2025	2024
Amounts falling due within one year	€	€
Amounts owed to credit institutions	36	-
Trade creditors	<u>3,766</u>	<u>3,766</u>
	<u>3,802</u>	<u>3,766</u>

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 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

8. Capital commitments

The company had no material capital commitments at the financial year-ended 30 June 2025.

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 24 February 2026.

CAHERLAVINE BUSINESS PARK MANAGEMENT COMPANY LIMITED BY GUARANTEE

SUPPLEMENTARY INFORMATION

RELATING TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 30 JUNE 2025

Caherlavine Business Park Management Company Limited By Guarantee
SUPPLEMENTARY INFORMATION RELATING TO THE FINANCIAL STATEMENTS
TRADING STATEMENT
for the financial year ended 30 June 2025

	Schedule	2025 €	2024 €
Income		<u>2,620</u>	<u>2,000</u>
Gross surplus Percentage		<u>100.0%</u>	<u>100.0%</u>
Overhead expenses	1	<u>(2,803)</u>	<u>(1,823)</u>
Net (deficit)/surplus		<u><u>(183)</u></u>	<u><u>177</u></u>

Caherlavine Business Park Management Company Limited By Guarantee
SUPPLEMENTARY INFORMATION RELATING TO THE FINANCIAL STATEMENTS
SCHEDULE 1 : OVERHEAD EXPENSES
for the financial year ended 30 June 2025

	2025 €	2024 €
Administration Expenses		
Insurance	1,300	1,231
Repairs and maintenance	834	-
Accountancy	420	420
Bank charges	249	172
	<u>2,803</u>	<u>1,823</u>