

Company registration number: 750648

Glenamaddy (Lakeview) Owners' Management CLG
(A Company Limited by Guarantee and not having Share Capital)

Unaudited financial statements

for the financial year ended 30 September 2025

Glenamaddy (Lakeview) Owners' Management CLG
(A Company Limited by Guarantee and not having Share Capital)

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Glenamaddy (Lakeview) Owners' Management CLG
Company limited by guarantee

Directors and other information

Directors	Darren O' Regan Robert Heaney Liam Mannion
Company number	750648
Registered office	Tribal Property Unit 10B Royal Court Business Centre Liosban Estate Galway H91 X67N
Business address	Tribal Property Unit 10B, Royal Court Business Centre Liosban Industrial Estate Galway H91 X67N
Accountants	Arkins & Company Limited Unit 15 Galway Technology Park Parkmore Galway
Bankers	AIB Upper Salthill Galway
Solicitors	Shannon & Co Solicitors 6 Hatch Street Lower Dublin 2

Glenamaddy (Lakeview) Owners' Management CLG
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Directors report

The directors present their annual report and the unaudited financial statements of the company for the financial year ended 30 September 2025.

Directors

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

Darren O' Regan
Robert Heaney
Liam Mannion

Principal activities

The principle activity of the company is management of real estate on a fee or contract basis. The company is a company limited by guarantee and not having share capital and consequently the liability of the members is limited, subject to an undertaking by each member to contribute the net assets or liabilities of the company on winding up such amounts as may required not exceeding 1 euro (€1)

Likely future developments

The directors do not intend making any significant changes in the nature of the company's business in the near future.

Reserves

The net surplus for the financial year is €3,710 (2024: €11,535 surplus) and this was transferred to reserves at the end of the year and accumulated, as outlined in the Company's reserves policy.

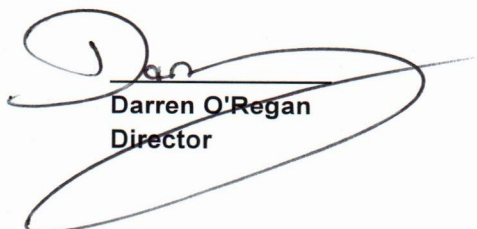
Events after the end of the reporting period

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

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 The accounting records shall be kept at the registered address Liosban Industrial Estate Galway.

This report was approved by the board of directors on 18 March 2026 and signed on behalf of the board by:


Darren O'Regan
Director


Robert Heaney
Director

Glenamaddy (Lakeview) Owners' Management CLG
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Directors responsibilities statement

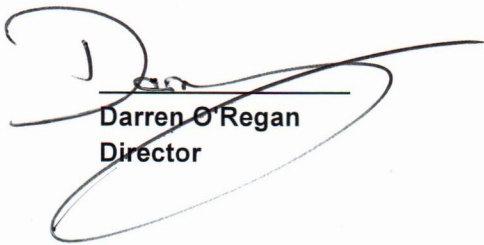
The directors are responsible for preparing the directors report and the financial statements in accordance with applicable Irish law and regulations.

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.

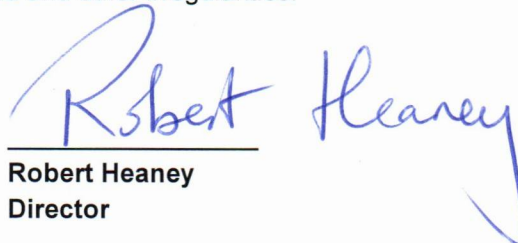
In preparing these financial statements, the directors are required to:

- 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.



Darren O'Regan
Director



Robert Heaney
Director

Date: 18/03/2026

Glenamaddy (Lakeview) Owners' Management CLG
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Chartered Accountants' Report to the board of directors
on the Unaudited financial statements of Glenamaddy (Lakeview) Owners' Management CLG

In accordance with the engagement letter dated 12 February 2026, 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, statement of income and retained earnings, balance sheet, statement of cash flows 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 30 September 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.

Arkinst Company Ltd
Arkins & Company Limited
External Reporting Accountants & Tax Consultants
Unit 15
Galway Technology Park
Parkmore
Galway

Glenamaddy (Lakeview) Owners' Management CLG
(A Company Limited by Guarantee and not having Share Capital)

Profit and loss account
Financial year ended 30 September 2025

	Note	Year Ended 30/09/25 €	Period Ended 30/09/24 €
Turnover	5	20,830	20,830
Gross profit		<u>20,830</u>	<u>20,830</u>
Administrative expenses		(17,120)	(9,295)
Operating profit		<u>3,710</u>	<u>11,535</u>
Profit before taxation		<u>3,710</u>	<u>11,535</u>
Tax on profit		-	-
Profit for the financial year		<u><u>3,710</u></u>	<u><u>11,535</u></u>

All the activities of the company are from continuing operations.

The company has no other recognised items of income and expenses other than the results for the financial year as set out above.

The notes on pages 9 to 12 form part of these financial statements.

Glenamaddy (Lakeview) Owners' Management CLG
(A Company Limited by Guarantee and not having Share Capital)

Statement of income and retained earnings
Financial year ended 30 September 2025

	Year Ended 30/09/25 €	Period Ended 30/09/24 €
Profit for the financial year	3,710	11,535
Retained earnings at the start of the financial year	<u>11,535</u>	<u>-</u>
Retained earnings at the end of the financial year	<u><u>15,245</u></u>	<u><u>11,535</u></u>

Glenamaddy (Lakeview) Owners' Management CLG
(A Company Limited by Guarantee and not having Share Capital)

Balance sheet
As at 30 September 2025

		30/09/25		30/09/24	
	Note	€	€	€	€
Current assets					
Debtors	7	459		716	
Cash at bank and in hand		16,016		11,669	
		16,475		12,385	
Creditors: amounts falling due within one year					
	8	(1,230)		(850)	
Net current assets			15,245		11,535
Total assets less current liabilities			15,245		11,535
Net assets			15,245		11,535
Capital and reserves					
Profit and loss account	9		15,245		11,535
Members funds			15,245		11,535

These 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 Financial Reporting Standard applicable in the UK and Republic of Ireland'.

We, as directors of Glenamaddy (Lakeview) Owners' Management CLG state that:

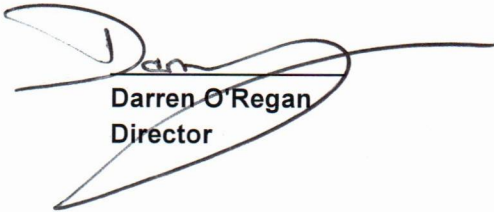
- the company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014;
- the company is availing itself of the exemption on the grounds that the conditions specified in section 358 of the Companies Act 2014 are satisfied;
- the members of the company have not 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 9 to 12 form part of these financial statements.

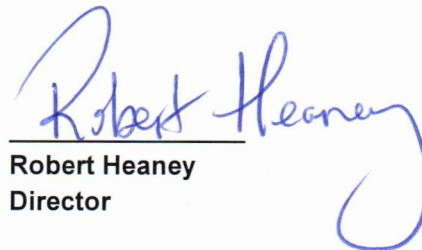
Glenamaddy (Lakeview) Owners' Management CLG
(A Company Limited by Guarantee and not having Share Capital)

Balance sheet (continued)
As at 30 September 2025

These financial statements were approved by the directors on 18 March 2026 and authorised for issue on 18 March 2026. They were signed on its behalf by:



Darren O'Regan
Director



Robert Heaney
Director

The notes on pages 9 to 12 form part of these financial statements.

Glenamaddy (Lakeview) Owners' Management CLG
(A Company Limited by Guarantee and not having Share Capital)

Notes to the financial statements
Financial year ended 30 September 2025

1. General information

The company is a private company limited by guarantee, registered in Ireland. The address of the registered office is Tribal Property, Unit 10B Royal Court Business Centre, Liosban Estate, Galway, H91 X67N.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, '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.

Turnover

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

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership have transferred to the buyer, usually on despatch of the goods; the amount of revenue can be measured reliably; it is probable that the associated economic benefits will flow to the entity and the costs incurred or to be incurred in respect of the transactions can be measured reliably.

Glenamaddy (Lakeview) Owners' Management CLG
(A Company Limited by Guarantee and not having Share Capital)

Notes to the financial statements (continued)
Financial year ended 30 September 2025

Financial instruments

A financial asset or a financial liability is recognised only when the company becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Debt instruments are subsequently measured at amortised cost.

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in profit or loss, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

Cash and Cash Equivalents

Cash at bank and on hand includes cash on hand, demand deposits and other term highly liquid investments regardless of maturity. Bank overdrafts are shown within borrowings in current liabilities on the Balance Sheet.

Trade and Other Debtors

Trade and Other Debtors are recognised initially at transaction price (including transaction costs) unless a financing arrangement exists in which case they are measured at the present value of future receipts discounted at a market rate with the exception of public benefit concessionary loans. Subsequently they are measured at amortised cost less any provision for impairment.

Trade and Other Creditors

Trade and other creditors are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payable are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

Glenamaddy (Lakeview) Owners' Management CLG
(A Company Limited by Guarantee and not having Share Capital)

Notes to the financial statements (continued)
Financial year ended 30 September 2025

4. Limited by guarantee

The company is one limited by guarantee not having share capital. The liability of each member in the event of the company being wound up is €1.

5. Turnover

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

6. Appropriations of profit and loss account

	30/09/25	30/09/24
	€	€
At the start of the financial year	11,535	-
Profit for the financial year	3,710	11,535
At the end of the financial year	<u>15,245</u>	<u>11,535</u>

7. Debtors

	30/09/25	30/09/24
	€	€
Prepayments	459	716
	<u>459</u>	<u>716</u>

8. Creditors: amounts falling due within one year

	30/09/25	30/09/24
	€	€
Accruals	1,230	850
	<u>1,230</u>	<u>850</u>

9. Reserves

	Profit & Loss Account	Total
	€	€
At 01/10/2024	11,535	11,535
Profit/ (Loss) for the Year	3,710	3,710
At 30/09/2025	<u>15,245</u>	<u>15,245</u>

Glenamaddy (Lakeview) Owners' Management CLG
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Notes to the financial statements (continued)
Financial year ended 30 September 2025

10. Events after the end of the reporting period

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

11. Approval of financial statements

The board of directors approved these financial statements for issue on 18 March 2026.

**Glenamaddy (Lakeview) Owners' Management CLG
(A Company Limited by Guarantee and not having Share Capital)**

The following pages do not form part of the statutory accounts.

Glenamaddy (Lakeview) Owners' Management CLG
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Detailed profit and loss account
Financial year ended 30 September 2025

	Year Ended 30/09/25 €	Period Ended 30/09/24 €
Turnover		
Rent receivable	20,830	20,830
	20,830	20,830
Gross profit	20,830	20,830
Gross profit percentage	100.0%	100.0%
Overheads		
Administrative expenses		
Insurance	(758)	(65)
Light and heat	(59)	(11)
Repairs and maintenance	(5,609)	(1,071)
Printing, postage and stationery	(200)	(100)
Consultancy & Management fees	(8,562)	(7,007)
Accountancy fees	(1,851)	(1,042)
General expenses	(81)	1
	(17,120)	(9,295)
Operating profit	3,710	11,535
Operating profit percentage	17.8%	55.4%
Profit before taxation	3,710	11,535