

LAR EASA APARTMENTS CLG

ABRIDGED UNAUDITED FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

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**LAR EASA APARTMENTS CLG
DIRECTORS AND OTHER INFORMATION**

| | |
|---|---|
| Directors | John Deane Rose Johnson Carol Carty |
| Company Secretary | John Deane |
| Company Number | 379139 |
| Registered Office and Business Address | First Floor 4 Teeling Street Sligo |
| Accountants | Coggins + Company Chartered Accountants 3 Ground Floor City Gate Mail Coach Road Sligo |
| Bankers | Bank Of Ireland Swinford Co. Mayo |

**LAR EASA APARTMENTS CLG
DIRECTORS' RESPONSIBILITIES STATEMENT
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025**

The directors made the following statement in respect of the unaudited financial statements:

"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.

**LAR EASA APARTMENTS CLG
DIRECTORS' RESPONSIBILITIES STATEMENT
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025**

Directors' declaration on unaudited financial statements

In relation to the financial statements which comprise the Balance Sheet, the Statement of Changes in Equity 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 Coggins + Company, (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 31 December 2025."

Signed on behalf of the board

John Deane
Director

Carol Carty
Director

26 January 2026

**LAR EASA APARTMENTS CLG
CHARTERED ACCOUNTANTS REPORT
TO THE BOARD OF DIRECTORS ON THE COMPILATION OF THE UNAUDITED ABRIDGED
FINANCIAL STATEMENTS OF LAR EASA APARTMENTS CLG
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025**

In accordance with the engagement letter and in order to assist you to fulfil your duties under the Companies Act 2014, we have compiled for your approval the abridged financial statements of the company for the financial year ended 31 December 2025 as set out on pages 7 to 11 which comprise the Balance Sheet, the Statement of Changes in Equity and the related notes from the company's accounting records and 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 Lar Easa Apartments CLG, 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 31 December 2025 your duty to ensure that Lar Easa Apartments CLG 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 Lar Easa Apartments CLG. You consider that Lar Easa Apartments CLG 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 abridged financial statements of Lar Easa Apartments CLG. 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 abridged financial statements.

Martin Coggins
for and on behalf of
Coggins + Company
Chartered Accountants
3 Ground Floor
City Gate
Mail Coach Road
Sligo

26 January 2026

**LAR EASA APARTMENTS CLG
BALANCE SHEET
AS AT 31 DECEMBER 2025**

| | Notes | 2025 € | 2024 € |
|---|-------|----------------------|----------------------|
| Current Assets | | | |
| Debtors | 6 | 8,188 | 4,093 |
| Cash and cash equivalents | | 10,946 | 17,821 |
| | | <u>19,134</u> | <u>21,914</u> |
| Creditors: amounts falling due within one year | 7 | (3,460) | (3,062) |
| | | <u>15,674</u> | <u>18,852</u> |
| Net Current Assets | | <u>15,674</u> | <u>18,852</u> |
| Total Assets less Current Liabilities | | <u><u>15,674</u></u> | <u><u>18,852</u></u> |
| Reserves | | | |
| Capital reserves and funds | 9 | 10,946 | 13,936 |
| Retained surplus | 9 | 4,728 | 4,916 |
| | | <u>15,674</u> | <u>18,852</u> |
| Members' Funds | | <u><u>15,674</u></u> | <u><u>18,852</u></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 Lar Easa Apartments CLG, 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 26 January 2026 and signed on its behalf by:

John Deane
Director

Carol Carty
Director

**LAR EASA APARTMENTS CLG
STATEMENT OF CHANGES IN EQUITY
AS AT 31 DECEMBER 2025**

| | Retained surplus | Sinking fund reserve | Total |
|-----------------------------------|------------------|----------------------|---------|
| | € | € | € |
| At 1 January 2024 | 5,609 | 15,001 | 20,610 |
| Deficit for the financial year | (1,758) | - | (1,758) |
| Other movements in Members' Funds | 1,065 | (1,065) | - |
| At 31 December 2024 | 4,916 | 13,936 | 18,852 |
| Deficit for the financial year | (3,178) | - | (3,178) |
| Other movements in Members' Funds | 2,990 | (2,990) | - |
| At 31 December 2025 | 4,728 | 10,946 | 15,674 |

**LAR EASA APARTMENTS CLG
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025**

1. GENERAL INFORMATION

Lar Easa Apartments CLG is a company limited by guarantee incorporated in Ireland. The registered office of the company is First Floor, 4 Teeling Street, Sligo which is also the principal place of business of the company. The activities of the company consist of managing the premises and common areas of the development known as Lar Easa. 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

Income represents the total invoice value of service charges invoiced during the year to the members of the company.

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

The company operates under the mutual trading principle therefore its surpluses are not liable to corporation tax.

LAR EASA APARTMENTS CLG
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

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 Statement.

Sinking Fund Contributions

In accordance with Section 19 of the Multi - Unit Development 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. COMMON AREAS AND LOCATION

Title to the common areas at Lar Easa, Strandhill, Sligo has been passed on to the Company.

4. SERVICE CHARGES

The basis for determining service charges payable by each unit owner is a flat charge of €1,850 (2024: €1,800) per residential unit.

5. EMPLOYEES

The average monthly number of employees, including directors, during the financial year was 0, (2024 - 0).

6. DEBTORS

| | 2025 | 2024 |
|---------------|--------------|--------------|
| | € | € |
| Trade debtors | 6,760 | 1,920 |
| Prepayments | 1,428 | 2,173 |
| | <u>8,188</u> | <u>4,093</u> |

7. CREDITORS

| | 2025 | 2024 |
|--|--------------|--------------|
| | € | € |
| Amounts falling due within one year | | |
| Amounts owed to credit institutions | 22 | - |
| Accruals | 3,438 | 3,062 |
| | <u>3,460</u> | <u>3,062</u> |

**LAR EASA APARTMENTS CLG
NOTES TO THE ABRIDGED FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025**

8. 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 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 € 2.

9. INCOME STATEMENT

| | Income statement | Sinking fund reserve | Total |
|--------------------------------|------------------|----------------------|---------------|
| | € | € | € |
| At 1 January 2025 | 4,916 | 13,936 | 18,852 |
| Deficit for the financial year | (3,178) | - | (3,178) |
| Other movements | 2,990 | (2,990) | - |
| | <u>4,728</u> | <u>10,946</u> | <u>15,674</u> |
| At 31 December 2025 | <u>4,728</u> | <u>10,946</u> | <u>15,674</u> |

Sinking fund reserve

The Multi-Unit Development Act requires the establishment of a sinking fund, which is intended to meet non recurring maintenance costs. Lar Easa Apartments CLG have complied with this requirement by opening a sinking fund bank account. The balance on the sinking fund bank account as at 31st December 2025 was €10,946 (2024: €13,936).

10. CAPITAL COMMITMENTS

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

11. RELATED PARTY TRANSACTIONS

The purpose of the company involves the management of the development, Lar Easa Apartments. The directors each own residential units in the development.

12. POST-BALANCE SHEET EVENTS

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

13. APPROVAL OF FINANCIAL STATEMENTS

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