

**Registration Number 714097**

**Harbour Gate Business Park Company Limited By Guarantee**

**Directors' Report & Unaudited Financial Statements**

**for the year ended 31 May 2025**

## Harbour Gate Business Park Company Limited By Guarantee

### Company Information

<b>Directors</b>	Seamus Geaney Diane Halpin
<b>Secretary</b>	Seamus Geaney
<b>Company Number</b>	714097
<b>Registered Office</b>	Unit A2 Fota Point Enterprise Park Carrigtwohill Co. Cork
<b>Accountants</b>	Mc Carthy & Company Chartered Accountants Killarney Road Millstreet Co. Cork
<b>Business Address</b>	Unit A2 Fota Point Enterprise Park Carrigtwohill Co. Cork
<b>Solicitors</b>	RDJ LLP 85 South Mall Cork T12 TP8D

## Harbour Gate Business Park Company Limited By Guarantee

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## **Harbour Gate Business Park Company Limited By Guarantee**

### **Directors Report for the year ended 31 May 2025**

The directors present their annual report and unaudited financial statements for the period ended 31st May 2025

#### **Directors and Secretary**

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

Mr. Seamus Geaney

Ms. Diane Halpin

#### **Principal Activities, Business Review**

The principal activity of the company is the provision of property management services. The company has continued to improve performance in recent years sustaining excellent profitability levels in a challenging and rapidly changing industry.

#### **Future Developments**

The directors are not expecting to make significant changes in the nature of the business in the near future.

#### **Results**

The retained profit / (loss) for the financial year amounted to €(-) ( 2024 : €(-)) and this was transferred to reserves at the year end.

#### **Principal Risks and Uncertainties**

In common with all companies operating in Ireland in this sector, the company faces increasing energy and material costs. The directors are of the opinion that the company is well positioned to manage these costs. Harbour Gate Business Park Company Limited By Guarantee operates in a cyclical industry and is affected by factors beyond the control of the company for example level of economic activity.

#### **Directors**

The directors who held office during the year are listed on the information page. Mr. Seamus Geaney Director and Ms. Diane Halpin Director retire from the board by rotation in accordance with the company constitution and, being eligible, offer themselves for re-election.

#### **Events after the Balance Sheet Date**

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

#### **Research & Development**

The company did not engage in any research and development activity during the year.

#### **Political Donations**

The company made no political donations during the year.

#### **Payment of Creditors**

The directors acknowledge their responsibility for ensuring compliance with the provisions of the EC (Late Payment in Commercial Transactions) Regulation 2012. It is the company's policy to agree payment terms with all suppliers and to adhere to those payment terms.

**Harbour Gate Business Park Company Limited By Guarantee**

**Directors Report  
for the year ended 31 May 2025**

**Accounting Records**

The Directors acknowledge their responsibilities under Section 281 of the Companies Act 2014 to keep proper books and records for the company.

In order to comply with the requirements of the act, a full time management accountant is employed. The books and records of the company are kept at the registered office and principal place of business at Unit A2, Fota Point Enterprise Park, Carrigtwohill, Co. Cork.

On behalf of the Board

**Seamus Geaney**  
**Director**

**Diane Halpin**  
**Director**

**Date: 9th January 2026**

**Harbour Gate Business Park Company Limited By Guarantee**

**Directors' Declaration on Unaudited Financial Statements  
for the year ended 31 May 2025**

In relation to the financial statements as set out on pages 6 to 13 :

- (a) 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.
- (b) the directors confirm that they have made available to Mc Carthy & Company, Chartered Accountants and the company's accounting records and provided all the information necessary for the compilation of the financial statements.
- (c) the directors confirm that to the best of their knowledge and belief, the accounting records reflect all the transactions of the company for the period ending 31st May 2025

On behalf of the Board

**Seamus Geaney**  
**Director**

**Diane Halpin**  
**Director**

**Date: 9th January 2026**

## **Harbour Gate Business Park Company Limited By Guarantee**

### **Statement of Directors' Responsibilities for the year ended 31 May 2025**

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with 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 Companies Act 2014 and accounting standards issued by the Financial Reporting Council, and promulgated by Chartered Accountants Ireland including FRS 102 The Financial Reporting Standard applicable in the UK and Ireland (Generally Accepted Accounting Practice in Ireland). 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 to the financial year end and of the profit or loss of the company for the financial year and otherwise comply with the Companies Act 2014. In preparing those financial statements, the directors are required to:-

- select suitable accounting policies and then apply them consistently;
- make judgements and 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
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors confirm that they have complied with the above requirements in preparing the financial statements.

The directors are responsible for keeping proper books of account which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements 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.

On behalf of the Board

**Seamus Geaney**  
**Director**

**Diane Halpin**  
**Director**

**Date: 9th January 2026**

## **Accountants' Report to the Directors on the Unaudited Financial Statements of Harbour Gate Business Park Company Limited By Guarantee**

In accordance with the instructions given to us we have compiled without carrying out an audit, the financial statements of the company which comprise the Profit and Loss Account, the Balance Sheet and the related notes from the books of account 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, as a body, for our work, or for this report.

### **Respective Responsibilities of Directors and Accountants**

As described on page 6 the company's directors are responsible for ensuring that the company maintains proper books of account and for preparing financial statements which give a true and fair view and have been properly prepared in accordance with the Companies Act 2014.

You are responsible for deciding, on an annual basis, whether the company is entitled to avail of the exemption from statutory audit in accordance with Section 358 of the Companies Act 2014.

It is our responsibility to compile the financial statements of Harbour Gate Business Park Company Limited By Guarantee from the accounting records, information and explanations supplied to us by the directors.

### **Scope of Work**

As a firm regulated by Chartered Accountants Ireland our work will be carried out in accordance with the Miscellaneous Technical Statement No. 41 Chartered Accountants' reports on the Compilation of financial Statements of incorporated entities and ISRS 4410 International Standard on Related Services - Compilation Engagements. In carrying out this engagement we have complied with the ethical guidance laid down by the Institute relating to members undertaking the compilation of financial statements.

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. You have acknowledged on the balance sheet for the year ended 31st December 2025 your duty to ensure that the company has kept proper books of account and to prepare financial statements that give a true and fair view under the Companies Act 2014. You consider that the company is exempt from the statutory requirement for an audit for the year.

**McCarthy & Company**  
**Chartered Accountants**  
Killarney Road  
Millstreet  
Co. Cork

**Date: 9th January 2026**

**Harbour Gate Business Park Company Limited By Guarantee**

**Profit and Loss Account  
for the year ended 31 May 2025**

	Notes	2025 €	2024 €
<b>Turnover</b>	<b>1</b>	77,500	-
Administrative expenses		<u>(73,600)</u>	<u>-</u>
<b>Profit on ordinary activities before taxation</b>		3,900	-
Taxation	<b>2</b>	<u>(3,900)</u>	<u>-</u>
<b>Total Comprehensive Income for the year</b>		<u><u>-</u></u>	<u><u>-</u></u>

## Harbour Gate Business Park Company Limited By Guarantee

### Balance Sheet as at 31 May 2025

	Notes	2025 €	2024 €
<b>Current Assets</b>			
Trade and other receivables	3	1,498	-
Cash and cash equivalents		34,854	-
		<u>36,352</u>	<u>-</u>
<b>Creditors due within one year</b>	4	(36,352)	-
<b>Net Current Liabilities</b>		<u>-</u>	<u>-</u>
<b>Net Assets</b>		<u>-</u>	<u>-</u>
<b>Reserves</b>		<u>-</u>	<u>-</u>

We, as Directors of Harbour Gate Business Park 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 are satisfied,
- the shareholders of the company have not served a notice on the company under Section 334(1) in accordance with Section 334(2),
- 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 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 financial statements were approved by the board on 9th January 2026 and signed on its behalf by

**Seamus Geaney**  
Director

**Diane Halpin**  
Director

**Harbour Gate Business Park Company Limited By Guarantee**

**Statement of Changes in Reserves  
for the year ended 31 May 2025**

	<b>Retained Earnings</b>	<b>Total</b>
	<b>€</b>	<b>€</b>
<b>Balance at 1st June 2023</b>	-	-
Profit/(Loss) for the year	-	-
<b>Balance at 31 May 24</b>	-	-
<b>Balance at 1 June 24</b>	-	-
Profit/(Loss) for the year	-	-
<b>Balance at 31 May 25</b>	-	-

## Harbour Gate Business Park Company Limited By Guarantee

### Accounting Policies for the year ended 31 May 2025

The Company's Registered Office is Unit A2, Fota Point Enterprise Park, Carrigtwohill, Co. Cork. The Company is Limited by Guarantee and incorporated in the Republic of Ireland and its company registration number is 714097.

The significant accounting policies adopted by the Company and applied consistently in the preparation of these financial statements are set out below.

#### **Basis of Preparation**

The Financial Statements are prepared on the going concern basis, under the historical cost convention, as modified by the revaluation of certain tangible fixed assets and comply with the financial reporting standards of the Financial Reporting Council and promulgated by Chartered Accountants Ireland and the Companies Act 2014.

#### **Currency**

Functional and presentation currency:

Items included in the financial statements of the company are measured using the currency of the primary economic environment in which the company operates ("the functional currency"). The financial statements are presented in euro, which is the company's functional and presentation currency and is denoted by the symbol "€".

#### **Revenue**

Revenue is recognised to the extent that the company obtains the right to consideration in exchange for its performance. Revenue comprises the fair value of consideration received and receivable exclusive of value added tax and after discounts and rebates.

#### **Taxation**

The company is managed and controlled in the Republic of Ireland and, consequently, is tax resident in Ireland. Tax is recognised in the profit and loss account, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case tax is also recognised in other comprehensive income or directly in equity respectively.

(a) **Current Tax**

Current tax is calculated on the profits of the period. Current tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the balance sheet date.

(b) **Deferred Tax**

Deferred tax arises from timing differences that are differences between taxable profits and total comprehensive income as stated in the financial statements. These timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements.

Deferred tax is provided in full on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. Deferred tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the balance sheet date and are expected to apply when the related deferred income tax asset is realised or the deferred tax liability is settled.

Deferred tax assets are recognised to the extent that it is probable that future taxable profits will be available against which the temporary differences can be utilised.

Current or deferred taxation assets and liabilities are not discounted.

## **Harbour Gate Business Park Company Limited By Guarantee**

### **Accounting Policies for the year ended 31 May 2025**

#### **Trade Receivables**

Trade receivables are recognised initially at fair value and subsequently less any provision for impairment. A provision for impairment of trade receivables is established when there is objective evidence that the company will not be able to collect all amounts due according to the original terms of receivables. The amount of the provision is the difference between the asset's carrying amount and the present value of estimated future cash flows, discounted at the effective interest rate. All movements in the level of the provision required are recognised in the profit and loss.

#### **Cash and Cash Equivalents**

Cash and cash equivalents include cash on hand, demand deposits and other short- term highly liquid investments with original maturities of three months or less. Bank overdrafts are shown within borrowings in current liabilities on the statement of financial position.

#### **Trade Payables**

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

## Harbour Gate Business Park Company Limited By Guarantee

### Notes to the Financial Statements for the year ended 31 May 2025

#### 1. Revenue

All revenue derives from activities in the Republic of Ireland. The analysis of revenue by activity is as follows:

	2025	2024
	€	€
<b>Class of business</b>		
Property Management Services	77,500	-
	77,500	-

#### 2. Income Tax

	2025	2024
	€	€
<b>Tax expense in profit and loss:</b>		
Current tax expense	3,900	-
	3,900	-

#### Reconciliation of Tax Charge

The tax assessed for the period is higher than the standard rate of corporation tax in Ireland for the year end 31 May 2025 of 12.5% (2024: 12.5%). The differences are explained below.

	2025	2024
	€	€
Profit/(Loss) before tax	3,900	-
	3,900	-
Tax calculated at Irish rates of 12.5% (2024 : 12.5%)	488	-
Effects of:		
Non deductible expenses	3,412	-
Late filing surcharge	-	-
	3,900	-
<b>Tax charge for year</b>	3,900	-

#### 3. Trade and other receivables (amounts falling due within one year)

	2025	2024
	€	€
Other debtors	1,498	-
	1,498	-

The fair values of trade and other receivables approximate to their carrying amounts.

## Harbour Gate Business Park Company Limited By Guarantee

### Notes to the Financial Statements for the year ended 31 May 2025

..... continued

<b>4. Trade and other payables &lt; 1 year</b>	<b>2025</b>	<b>2024</b>
	€	€
Trade creditors	1,453	-
Taxation and social welfare	3,900	-
Other creditors	27,299	-
Accruals and deferred income	3,700	-
	<u>36,352</u>	<u>-</u>

<b>5. Taxation Creditors</b>	<b>2025</b>	<b>2024</b>
	€	€
The taxation creditors included in Taxation and Social Welfare are made up as follows:		
Corporation Tax	3,900	-
	<u>3,900</u>	<u>-</u>

#### **6. Share Capital and Members Liabilities**

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 one Euro (€).

**Harbour Gate Business Park Company Limited By Guarantee**

**Notes to the Financial Statements  
for the year ended 31 May 2025**

..... continued

**7. Movement in Reserves**

	<b>Retained Earnings</b>	<b>Total</b>
	<b>€</b>	<b>€</b>
<b>Balance at 1st June 2023</b>	-	-
Profit for the year	-	-
	<hr/>	<hr/>
<b>Balance at 31 May 24</b>	-	-
	<hr/>	<hr/>
<b>Balance at 1 June 24</b>	-	-
Profit for the year	-	-
	<hr/>	<hr/>
<b>Balance at 31 May 25</b>	-	-
	<hr/>	<hr/>

**8. Capital commitments**

There were no capital commitments at the year ended 31 May 2025.

**9. Post Balance Sheet events**

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

**10. Approval of financial statements**

The directors approved the financial statements on 9th January 2026.