

Company registration number: 126237

Vico Rock Property Management Limited
Unaudited abridged financial statements
for the financial year ended 30 September 2025

Vico Rock Property Management Limited

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Vico Rock Property Management Limited

Directors and other information

Directors	Irene O' Reilly George Joseph Bryan Stephen Andrew Cloughley
Secretary	Sheehy Residential Lettings Limited (Appointed on 28th November 2025) Paula Barret (Resigned on 28th November 2025)
Company number	126237
Registered office	C/O Sherry Fitzgerald Lettings 9, Priory Office Park, Stillorgan Road, Blackrock Dublin Ireland
Accountants	Devaney & Durkin 1 Ontario Terrace Rathmines Dublin 6
Bankers	AIB Bank Upper George's Street Dun Laoghaire Co Dublin
Solicitors	Crosskerrys Solicitors 5 Fitzwilliam Pl Dublin 2 D02 K251 Liston & Company Argyle House Morehampton Rd Dublin 4

Vico Rock Property Management Limited

Directors responsibilities statement

These abridged financial statements have been extracted, pursuant to section 353 of the Companies Act 2014, from the statutory financial statements prepared under section 290 of that Act. The following is the Directors Responsibilities Statement accompanying those financial statements.

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

Company law requires the directors to prepare financial statements for each financial year. Under that law, they have elected to prepare the financial statements in accordance with FRS 105 The Financial Reporting Standard applicable to the Micro-entities Regime (FRS 105).

As such the directors are responsible for preparing financial statements in accordance with the provisions of the Companies Act 2014 with which the company is obliged to comply, including the appropriate use of the going concern basis of accounting, which is consistent with those requirements, and having availed of the exemptions to which the company is entitled by virtue of qualifying for the micro companies regime and FRS 105. Thereby, the financial statements are presumed, in law, to give a true and fair view without any consideration of any other circumstances, factors, accounting principles or disclosures.

The directors are responsible for keeping adequate accounting records which disclose with reasonable accuracy at any time the assets, liabilities, financial position and income or expenditure of the company and enable them to ensure that the financial statements comply with the Companies Act 2014. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

Irene O' Reilly
Director

George Joseph Bryan
Director

Vico Rock Property Management Limited

**Accountants' Report to the board of directors
on the Unaudited abridged financial statements of Vico Rock Property Management Limited**

In accordance with the engagement letter signed by directors, and in order to assist you to fulfil your duties under the Companies Act 2014, we have compiled the financial statements which comprise the Income and expenditure account, balance sheet 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 income or expenditure 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.

Devaney & Durkin
Chartered Accountants
1 Ontario Terrace
Portobello Bridge
Rathmines
Dublin 6

17 February 2026

Vico Rock Property Management Limited

**Balance sheet
As at 30 September 2025**

	2025	€	2024	€
Current assets	68,731		106,706	
Prepayments	1,125		1,096	
		69,856		107,802
Creditors: amounts falling due within one year		(13,165)		(6,288)
Net current assets		56,691		101,514
Total assets less current liabilities		56,691		101,514
Accruals		(2,444)		(4,132)
Net assets		54,247		97,382
Capital and reserves		54,247		97,382

We, as directors of Vico Rock Property Management Limited 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 of the Companies Act 2014 are satisfied;
- (c) the shareholders 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);
- (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 income or expenditure 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; and
- (e) the company has relied on the specified exemption contained in section 352 of the Companies Act 2014; has done so on the grounds that the company is entitled to the benefit of that exemption as a micro company and the abridged financial statements have been properly prepared in accordance with section 353 of the Companies Act 2014.

The financial statements have been prepared in accordance with the micro companies regime.

These abridged financial statements were approved by the board of directors on 26 January 2026 and signed on behalf of the board by:

Irene O' Reilly
Director

George Joseph Bryan
Director

Vico Rock Property Management Limited

Notes to the abridged financial statements Financial year ended 30 September 2025

1. General information

The principal activity of the company is the management and maintenance of partments at Vico Rock, Sorrento Road, Dalkey, Co Dublin. The company is a private company limited by shares, registered in Ireland, and the registration number is 126237. The address of the registered office is C/O Sherry Fitzgerald Lettings, 9, Priory Office Park, Stillorgan Road, Blackrock, Dublin, Ireland.

2. Statement of compliance

These financial statements have been prepared in accordance with FRS 105, 'The Financial Reporting Standard applicable to the Micro-entities Regime'.

3. Accounting policies and measurement bases

Basis of preparation

The financial statements have been prepared on going concern basis under the historical cost convention and comply with the Companies Act 2014.

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

Income

Income represents service charges contributions receivable from unit holders for the year. For unit holders where collectability is not assured, revenue is recognised where it is probable that the economic benefits associated with the transaction will flow to the company. A provision is recognised where members deemed that collectability is not assured.

The total income of the company for the year has been derived from its principal activity, wholly undertaken in Ireland.

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.

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.

Vico Rock Property Management Limited

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

Taxation

The company is limited by guarantee under the Companies Act 2014 and is not established for the surplus or gain of its members. The company is solely trading for the mutual benefit of its members and accordingly is thus not liable to Corporation Tax.

Sinking fund contributions

In accordance with Section 19 of the Multi - Unit Developments 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 will be 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. Further transfers may be made to the sinking fund from liquid resources in each financial period.

The company have established a sinking fund and set up a separate designated bank account in line with the requirements of the Multi - Unit Development Act 2011.

Share capital

The share capital of the company is presented as equity.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank.

4. 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.

5. Transfer of common area

The common areas have been transferred to the management company in accordance with Section 3 of the Multi - Unit Development Act 2011.

6. Appropriation of Income and expenditure account

	2025	2024
	€	€
At the start of the financial year	97,359	52,134
(Deficit)/Surplus for the financial year	(43,135)	45,225
At the end of the financial year	<u>54,224</u>	<u>97,359</u>

Vico Rock Property Management Limited

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

7. Debtors			2025	2024
			€	€
Trade debtors			14,252	20,613
Prepayments			1,125	1,096
			<u>15,377</u>	<u>21,709</u>
8. Cash and cash equivalents			2025	2024
			€	€
Bank current account - AIB 005			38,244	69,859
Bank deposit account - AIB 351			16,235	16,234
			<u>54,479</u>	<u>86,093</u>
9. Creditors: amounts falling due within one year			2025	2024
			€	€
Service charges received in advance			2,566	-
Trade and other creditors			10,599	6,288
Accruals			2,444	4,132
			<u>15,609</u>	<u>10,420</u>
10. Share capital				
Issued, called up and fully paid				
			2025	2024
			Number	Number
			€	€
Amounts presented in equity:				
Ordinary shares shares of € 1.27 each			<u>18</u>	<u>18</u>
			<u>23</u>	<u>23</u>

Vico Rock Property Management Limited

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

11. Reserves

Reserves consist of members' fees in excess of expenses that have been kept for future developments and long term repairs to be carried out in the future.

Member General Reserve

	2025	2024
	€	€
Balance at beginning of year	97,359	52,134
(Deficit)/surplus for the year	(43,135)	45,225
Transfer to Sinking Fund Reserve	(16,234)	-
	<u>37,990</u>	<u>97,359</u>
	<u>37,990</u>	<u>97,359</u>

Sinking Fund Reserve

	2025	2024
	€	€
Balance at beginning of year	-	-
Transfer from Member General Reserve	16,234	-
	<u>16,234</u>	<u>-</u>
	<u>16,234</u>	<u>-</u>

Total Reserve

	2025	2024
	€	€
Member General Reserve	37,990	97,359
Sinking Fund Reserve	16,234	-
	<u>54,224</u>	<u>97,359</u>
	<u>54,224</u>	<u>97,359</u>

A Sinking Fund is a maintenance fund created to fund the cost of large, non-regular repair and maintenance work. A sinking fund has been established by the company to meet these future costs. While the directors believe that the fund including future annual contributions will be adequate to meet future costs, the inherent uncertainty in budgeting for such costs means that the future value of the fund could prove insufficient. The directors will continue to review the adequacy of the sinking fund in light of future developments.

12. Capital commitments

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

13. Events after the end of the reporting period

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

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

14. Related party transactions

The service charges incurred by the directors of the company are in line with the service charges charged to the other property units.

On 28th November 2025, Sheehy Residential Lettings Limited took over the role of managing agent and company secretary of the company following the resignation of Paula Barrett Properties.

The relevant transaction amounts during the year are outlined below:

	2025	2024
	€	€
Managing Agent Fees	6,000	5,219

15. Controlling party

The company is controlled by its members and directors.

16. Approval of financial statements

The board of directors approved these abridged financial statements for issue on 26 January 2026.