

Greenbrook Management Company CLG
Directors' Report and Unaudited Financial Statements
for the financial year ended 30 April 2025

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**Greenbrook Management Company CLG
DIRECTORS AND OTHER INFORMATION**

Directors	Sean O'Hanlon Gerdas Cesynas
Company Secretary	Adele McKeown
Company Number	276285
Registered Office	Macfar Property Management 74 Clanbrassil Street Dundalk Co. Louth
Business Address	John Street Drogheda Co. Louth
Accountants	Baker Tilly Kirk Chartered Certified Accountants Mill House Mill Street Dundalk Co. Louth
Bankers	AIB Main Street Celbridge Co. Kildare
Managing Agents	Macfar Property Management 74 Clanbrassil Street Dundalk Co. Louth

Greenbrook Management Company CLG

DIRECTORS' REPORT

for the financial year ended 30 April 2025

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

Principal Activity and Review of the Business

The principal activity of the company continued to be that of a management company for the The Bridge House development on John Street, Drogheda, Co. Louth.

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

There has been no significant change in these activities during the financial year ended 30 April 2025.

Principal Risks and Uncertainties

The principal risks and uncertainties facing the company relate to the wider state of the Irish economy. Taxation increases, the introduction of rent pressure zones and other property-related charges have limited the level of income of many owners and made it more difficult for some owners to pay all service charges in full and on time. Under the mandate of members, the directors are committed to enforcing the policy of collecting all legally enforceable debts to ensure that the company can continue to provide its services and safeguard the common areas for the benefit of all residents and owners.

The company operates solely in the Republic of Ireland therefore, it is not subject to currency risks. The company does not rely on borrowings and has little exposure to interest rate risk. The company's policy is to ensure that sufficient resources are available from cash balances, cash flows and the sinking fund to ensure all current and capital expenditure obligations can be met when they fall due. As the development gets older, it is important that the property owners put aside sufficient funds to build a Sinking Fund adequate to requirements and this matter is discussed each year at the Annual General Meeting. This issue will become more important for the development in the years ahead and it will be important that property owners support the building of a good Sinking Fund so that the Company can replace assets that require replacement in a timely manner and also that it can undertake other required investment projects. (This is in line with the recommendations of the SCSl report: 'Sinking Funds in Apartments - Meeting the Challenge'). The company does not foresee any immediate capital funding requirement but should one arise the directors are satisfied that relevant systems are in place to respond accordingly either through the company's insurance policy, the sinking fund or by calling a meeting of the members in relation to any further funding requirements.

Financial Results

The deficit for the financial year amounted to €(1,007) (2024 - €(938)).

At the end of the financial year, the company has assets of €-1,699 (2024 - €1,062) and liabilities of €9,877 (2024 - €11,631). The net liabilities of the company have increased by €1,007.

Directors and Secretary

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

Sean O'Hanlon
Gerdas Cesynas

The secretary who served throughout the financial year was Adele McKeown.

The Company is limited by guarantee not having a share capital. Therefore the directors and secretary who served during the year did not have a beneficial interest in the company.

The directors serve in a voluntary capacity. The directors and secretary are members of the company and each own property within the development.

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

Future Developments

There are not expected to be any changes in the activities of the company in the coming period. Greenbrook Management Company CLG maintains the development to a high standard and will continue to do so in coming period.

Post Balance Sheet Events

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

Greenbrook Management Company CLG DIRECTORS' REPORT

for the financial year ended 30 April 2025

Annual Service Charge

The annual service charge for the year to April 2025 consisted of a charge of €1,536 for the 2 retail units, €1,427 for the 4 apartments and €2,414 for the penthouse apartment. The total service charge for the year came to €11,196.

Building Investment Works

There is no anticipated building investment works other than the ongoing maintenance work.

Insurance

The company has insurance cover in respect of the development for the year covering building insurance, employer's liability and public liability. The directors are of the opinion that adequate insurance exists.

Transfers to Reserves or Sinking Fund

Under Section 19 of the Multi-Unit Act 2011 the company is required to set up a sinking fund which each property owner is required to pay into along with their service charge. The sinking fund is to be held in a separate bank account. This company has not yet set up a bank account or a separate sinking fund account.


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 Macfar Property Management, 74 Clanbrassil Street, Dundalk, Co. Louth.

Signed on behalf of the board



Sean O'Hanlon
Director



Gerdas Cesynas
Director

16 January 2026

Greenbrook Management Company CLG

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 30 April 2025

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" 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.

Signed on behalf of the board



Sean O'Hanlon
Director



Gerdas Cesynas
Director

16 January 2026

**Greenbrook Management Company CLG
CHARTERED CERTIFIED ACCOUNTANTS REPORT
to the Board of Directors on the Compilation of the unaudited financial
statements of Greenbrook Management Company CLG
for the financial year ended 30 April 2025**

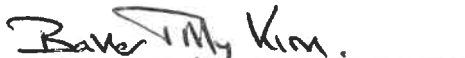
In accordance with our engagement letter and in order to assist you to fulfil your duties under the Companies Act 2014, we have compiled for your approval the financial statements of the company for the financial year ended 30 April 2025 as set out on pages 8 to 14 which comprise the Income and Expenditure 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.

This report is made solely to the Board of Directors of Greenbrook Management Company 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.

As a firm regulated by the Association of Chartered Certified Accountants our work will be carried out in accordance with the Technical Factsheet 163 Audit Exempt Companies - ACCA Accounts Preparation Report 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 association relating to members undertaking the compilation of financial statements.

You have acknowledged on the Balance Sheet for the year ended 30 April 2025 your duty to ensure that Greenbrook Management Company 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 Greenbrook Management Company CLG. You consider that Greenbrook Management Company 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 financial statements of Greenbrook Management Company 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 financial statements.



BAKER TILLY KIRK
Chartered Certified Accountants
Mill House
Mill Street
Dundalk
Co. Louth

16 January 2026

Greenbrook Management Company CLG
INCOME AND EXPENDITURE ACCOUNT

for the financial year ended 30 April 2025

	Notes	2025 €	2024 €
Income	4	11,196	8,450
Expenditure		(12,203)	(9,388)
Deficit for the financial year		(1,007)	(938)
Total comprehensive income		(1,007)	(938)

Approved by the board on 16 January 2026 and signed on its behalf by:



Sean O'Hanlon
Director



Gerdas Cesynas
Director

Greenbrook Management Company CLG
BALANCE SHEET
as at 30 April 2025

	Notes	2025 €	2024 €
Current Assets			
Debtors	5	(2,303)	(1,953)
Cash and cash equivalents		604	3,015
		<u>(1,699)</u>	<u>1,062</u>
Creditors: amounts falling due within one year	7	<u>(9,877)</u>	<u>(11,631)</u>
Net Current Liabilities		<u>(11,576)</u>	<u>(10,569)</u>
Total Assets less Current Liabilities		<u>(11,576)</u>	<u>(10,569)</u>
Reserves			
Income and expenditure account		<u>(11,576)</u>	<u>(10,569)</u>
Members' Deficit		<u>(11,576)</u>	<u>(10,569)</u>


We as Directors of Greenbrook Management Company 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.

Approved by the board on 16 January 2026 and signed on its behalf by:



Sean O'Hanlon
Director



Gerdas Cesynas
Director

Greenbrook Management Company CLG
RECONCILIATION OF MEMBERS' FUNDS
as at 30 April 2025

	Retained deficit	Total
	€	€
At 1 May 2023	(9,631)	(9,631)
Deficit for the financial year	<u>(938)</u>	<u>(938)</u>
At 30 April 2024	(10,569)	(10,569)
Deficit for the financial year	<u>(1,007)</u>	<u>(1,007)</u>
At 30 April 2025	<u>(11,576)</u>	<u>(11,576)</u>

Greenbrook Management Company CLG
CASH FLOW STATEMENT
for the financial year ended 30 April 2025

	Notes	2025 €	2024 €
Cash flows from operating activities			
Deficit for the financial year		(1,007)	(938)
		<u>(1,007)</u>	<u>(938)</u>
Movements in working capital:			
Movement in debtors		350	(1,691)
Movement in creditors		(1,754)	3,655
		<u>(2,411)</u>	<u>1,026</u>
Cash (used in)/generated from operations		(2,411)	1,026
Net (decrease)/increase in cash and cash equivalents		(2,411)	1,026
Cash and cash equivalents at beginning of financial year		3,015	1,989
Cash and cash equivalents at end of financial year	6	<u>604</u>	<u>3,015</u>

Greenbrook Management Company CLG

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

1. General Information

Greenbrook Management Company CLG is a company limited by guarantee incorporated and registered in Ireland. The registered number of the company is 276285. The registered office of the company is Macfar Property Management, 74 Clanbrassil Street, Dundalk, Co. Louth. The nature of the company's operations and its principal activities are set out in the Directors' Report. 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 financial year ended 30 April 2025 have been prepared on the going concern basis and in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (FRS 102).

Basis of preparation

The financial statements have been prepared on the going concern basis and in accordance with the historical cost convention. 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" issued by the Financial Reporting Council.

Income

Income represents the total service charge receivable for the year, from residents of the units of The Bridge House, John Street, Drogheda, Co. Louth. The development consists of 2 retail units and 5 apartments. Service charges are billed in accordance with the terms of head lease agreement and as agreed in accordance with section 18 Multi-Unit Development Act 2011. Service charge revenue is recognised when it is probable that the economic benefits associated with the transaction will flow to the company. The directors deem that all debts are fully collectable and therefore there is no provision in the company for bad or doubtful debt included in the financial statements.

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.

Taxation

The company has obtained exemption from the Revenue Commissioners in respect of Corporation Tax, it being a company not carrying on a business for the purpose of a making a profit.

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 not set up a separate designated bank account.

3. Significant accounting judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make estimates, judgements and assumptions when applying accounting policies. These affect the amounts reported for assets and liabilities as at the balance sheet date and the amounts reported for revenues and expenses during the year. However, the nature of estimation means that actual outcomes could differ from those estimates. Estimates and

Greenbrook Management Company CLG

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

Judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The estimates and underlying assumptions are reviewed on an on-going basis.

The estimates and assumptions that have a significant risk of causing material adjustment to the carrying amount of assets and liabilities within the next financial year are addressed below.

a) Impairment of service charges in arrears.

The obligation to pay service charges is one of which owner is legally bound under the term of their lease agreement with the Owners Management Company (OMC). Any arrears of service charges for the property are linked to property and these are not written off or provided against when collectability is assured. Arrears may build up on for a specified property for specified period, but it is expected that these are recoverable in the long term on an eventual sale/transfer of the property.

b) Provisions & accruals

Provisions by their nature are liabilities with an uncertain timing or amount. These provisions require management's best estimate in relation to the future cash outflows likely to arise in connection with obligations existing at the reporting date.

4. Income

The whole of the company's income is attributable to its market in the Republic of Ireland and is derived from the principal activity of collecting service charges from the residents of The Bridge House, John Street, Drogheda, Co. Louth.

5. Debtors	2025	2024
	€	€
Trade debtors	(3,087)	(2,661)
Prepayments and accrued income	784	708
	<u>(2,303)</u>	<u>(1,953)</u>

Debtors are made up of unpaid service charges. The company is entitled to receive charges from 2 retail units and 5 apartments. The amount of the service charge outstanding at the year end was €1,080 relating to 1 unit. 3 units have paid in advance totalling €4,167.

6. Cash and cash equivalents	2025	2024
	€	€
Cash and bank balances	<u>604</u>	<u>3,015</u>

7. Creditors	2025	2024
Amounts falling due within one year	€	€
Trade creditors	7,413	8,711
Other creditors	1,437	1,136
Accruals	1,027	1,784
	<u>9,877</u>	<u>11,631</u>

Trade creditors include amounts owing to suppliers who purport to include reservation of title clauses in their conditions of sales.

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 financial 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 €1.27.

Greenbrook Management Company CLG

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 30 April 2025

9. Capital commitments

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

10. Related party transactions

The managing agent is a related party. The fees for the year invoiced by Macfar Property Management were €1,800 (€1,800 for 2024). These amounts include VAT at 23%. There is a balance owing to Macfar Property Management of €7,413 at 30th April 2025, (€8,458 at 30th April 2024).

The directors are related parties as defined under S33 FRS 102. The total amount owing by directors in place at the year end was Nil (2024: Nil).

All directors serve on voluntary capacity. The directors are also members of OMC and owns units within development. The directors are therefore personally liable for service charges in accordance with their respective head lease agreement

11. Post-Balance Sheet Events

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

12. Going Concern

The financial statements have been prepared on a going concern basis. This assumes that the company will continue in operational existence for the foreseeable future having adequate resources to meet its obligations when they fall due. The company is currently in a net liability situation at year end of €11,576 and had a deficit on its income and expenditure of €1,007 in the last year. For this reason, the company may not be a going concern.

The company has prepared a budget for the next year which indicates it can achieve sufficient income to fund the activities of the company and meet its obligations as they fall due.

On the basis of the above, the directors are satisfied that the company will continue as a going concern and it is therefore appropriate to adopt the going concern basis. If the company was unable to achieve these assumptions and continue in operational existence for the foreseeable future, adjustments would have to be made to reduce the balance sheet value of fixed assets to their recoverable amounts, to provide for further liabilities that might arise and to reclassify fixed assets and long term liabilities as current assets and current liabilities.

Whilst the directors recognise the uncertainty as to the outcome of the matters mentioned above, they believe it is appropriate for the financial statements to be prepared on a going concern basis.

13. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 16 January 2026.