

Company registration number: 215547

**Alexander Court Management Company Ltd by Guarantee
(A Company Limited by Guarantee and not having Share Capital)**

Unaudited financial statements

for the financial year ended 30 June 2025

**Alexander Court Management Company Ltd by Guarantee
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Contents

	Page
Directors and other information	1
Directors report	2 - 3
Directors responsibilities statement	4
Income and Expenditure Account	5
Statement of comprehensive income	6
Balance sheet	7 - 8
Statement of changes in equity	9
Notes to the financial statements	10 - 12

**Alexander Court Management Company Ltd by Guarantee
Company limited by guarantee**

Directors and other information

Directors	Mr Denis O'Farrell Mr Peter Mistear
Secretary	Mr Alan Johnston
Company number	215547
Registered office	23 Lennox Street Portobello Dublin 8
Business address	23 Lennox Street Portobello Dublin 8
Accountants	Regan & Co Unit 7 Bridgecourt Office Park Walkinstown Avenue Dublin 12 D12W657
Bankers	Allied Irish Bank 61 South Richmond Street Dublin 2

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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 June 2025.

Directors

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

Mr Denis O'Farrell
Mr Peter Mistear

The directors and the company secretary held no shares in the company, either on 1 July 2023 or 30 June 2024 because it is a company limited by guarantee.

Principal activities

The principal activity of the company is to manage the apartment block at Alexandra Court, Dundrum, Dublin 14.

Development and performance

The company made a surplus of € 7,360 (2024: € 7,533) before transfer to the Sinking Fund. The members funds decreased from € 32,584 to € 15,237 due to roof repairs been funded from the sinking fund. The contribution has stayed at € 5,100 in 2025 as agreed in the annual general meeting.

Assets and liabilities and financial position

The company has total assets of € 22,890, of which cash at bank is the principal asset at € 16,774. The overall liabilities decreased to € 1,456 from € 2,920 due to a decrease in payments made in advance.

Principal risks and uncertainties

The company levies service charges to cover the cost of managing an apartment block from its members, who are apartment owners. The principal risk would be a failure to collect the service charges.

Likely future developments

There is not expected to be any changes in the activities of the company in the foreseeable future.

Events after the end of the reporting period

There are no events after the balance sheet date, which would effect the financial statements.

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 adequate accounting records are the implementation of necessary policies and procedures for recording transactions, engaging the services of a managing agent to keep the company's books and records and the provision of adequate resources to the financial function. The accounting records of the company are located at 23 Lennox Street, Portobello, Dublin 8.

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Directors report (continued)

This report was approved by the board of directors on 12 January 2026 and signed on behalf of the board by:

Mr Denis O'Farrell
Director

Mr Peter Mistear
Director

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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 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 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.

Mr Peter Mistear
Director

Mr Denis O'Farrell
Director

**Alexander Court Management Company Ltd by Guarantee
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**Income and expenditure account
Financial year ended 30 June 2025**

	Note	2025	2024
		€	€
Service charges	5	27,594	25,427
Gross surplus		27,594	25,427
Administrative expenses		(20,234)	(17,894)
Operating surplus	6	7,360	7,533
Surplus before transfer to Sinking Fund		7,360	7,533
Transfer to comply with mud act 2011		(5,100)	(5,100)
Surplus for the financial year		2,260	2,433

The notes on pages 10 to 12 form part of these financial statements.

**Alexander Court Management Company Ltd by Guarantee
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**Statement of comprehensive income
Financial year ended 30 June 2025**

	2025	2024
	€	€
Surplus for the financial year	2,260	2,433
Transfer to Sinking Fund	(17,347)	5,100
Total comprehensive income for the financial year	<u>(15,087)</u>	<u>7,533</u>

**Alexander Court Management Company Ltd by Guarantee
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**Balance sheet
As at 30 June 2025**

		2025		2024	
	Note	€	€	€	€
Current assets					
Debtors	8	6,116		6,725	
Cash at bank and in hand		16,774		32,716	
		22,890		39,441	
Creditors: amounts falling due within one year					
	9	(1,456)		(2,920)	
Net current assets			21,434		36,521
Total assets less current liabilities			21,434		36,521
Net assets			21,434		36,521
Capital and reserves					
Sinking Fund			15,237		32,584
Income and expenditure account			6,197		3,937
Members funds			21,434		36,521

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

We, as directors of Alexander Court Management Company Ltd 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 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 10 to 12 form part of these financial statements.

**Alexander Court Management Company Ltd by Guarantee
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**Balance sheet (continued)
As at 30 June 2025**

These financial statements were approved by the board of directors on 12 January 2026 and signed on behalf of the board by:

Mr Denis O'Farrell
Director

Mr Peter Mistear
Director

The notes on pages 10 to 12 form part of these financial statements.

**Alexander Court Management Company Ltd by Guarantee
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**Statement of changes in equity
Financial year ended 30 June 2025**

	Sinking Fund	Profit and loss account	Total
	€	€	€
At 1 July 2023	27,484	1,504	28,988
Surplus for the financial year		2,433	2,433
Other comprehensive income for the financial year:			
Transfer to Sinking Fund	5,100	-	5,100
Total comprehensive income for the financial year	5,100	2,433	7,533
At 30 June 2024 and 1 July 2024	32,584	3,937	36,521
Surplus for the financial year		2,260	2,260
Other comprehensive income for the financial year:			
Transfer to Sinking Fund	(17,347)	-	(17,347)
Total comprehensive income for the financial year	(17,347)	2,260	(15,087)
At 30 June 2025	15,237	6,197	21,434

The company has made the annual transfer of € 5,100, calculated at € 300 for every unit in the apartment block, from historic accumulated surplus to comply with the provisions of the Multi Unit Development Act (2011). The directors approved transfer of € 22,447 from the sinking fund to cover cost of non recurring roof repairs, guttering and chimney repairs. This gives rise to an overall decrease in the sinking fund balance from € 32,584 to € 15,237.

**Alexander Court Management Company Ltd by Guarantee
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**Notes to the financial statements
Financial year ended 30 June 2025**

1. General information

The company is a private company limited by guarantee, registered in IRELAND. The address of the registered office is 23 Lennox Street, Portobello, Dublin 8.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102 Section 1A, '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.

Income Policy

Income represents the fair value of the service charges contributed towards the maintenance of this apartment block by each owner.

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.

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

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 surplus or deficit 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.

**Alexander Court Management Company Ltd by Guarantee
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**Notes to the financial statements (continued)
Financial year ended 30 June 2025**

4. Limited by guarantee

The company is one limited by guarantee not having a share capital and is owned by its members, all of whom are apartment owners and whose liability, in the event of the company being wound up is limited by guarantee in the amount of one euro.

5. Service charges

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

7. Appropriations of income and expenditure account

	2025	2024
	€	€
At the start of the financial year	3,937	1,504
Surplus for the financial year	2,260	2,433
At the end of the financial year	<u>6,197</u>	<u>3,937</u>

8. Debtors

	2025	2024
	€	€
Service charges receivable	4,309	4,918
Prepayments	1,807	1,807
	<u>6,116</u>	<u>6,725</u>

9. Creditors: amounts falling due within one year

	2025	2024
	€	€
Payments received on account	25	1,640
Trade creditors	131	103
Accruals	1,300	1,177
	<u>1,456</u>	<u>2,920</u>

**Alexander Court Management Company Ltd by Guarantee
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**Notes to the financial statements (continued)
Financial year ended 30 June 2025**

10. Related party transactions

During the financial year the company entered into the following transactions with related parties:

	Transaction value		Balance owed by/(owed to)	
	2025	2024	2025	2024
	€	€	€	€
Alan Johnston	6,027	6,027	-	-

Mr Alan Johnston provides services as a managing agent to the company for which he receives the fees enumerated above. Mr Alan Johnston is the company secretary.

11. Approval of financial statements

The board of directors approved these financial statements for issue on 12 January 2026.