

Finn Eber Management Co. Company Limited by Guarantee

Abridged Unaudited Financial Statements

for the financial year ended 30 June 2025

Finn Eber Management Co. Company Limited by Guarantee
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DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 30 June 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", 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.

Signed on behalf of the board

Mary McEntee
Director

7 October 2025

Brian Ormond
Director

7 October 2025

Finn Eber Management Co. Company Limited by Guarantee

BALANCE SHEET

as at 30 June 2025

	Notes	2025 €	2024 €
Current Assets			
Debtors	3	44,457	30,209
Cash and cash equivalents		7,233	863
		<u>51,690</u>	<u>31,072</u>
Creditors: amounts falling due within one year	4	<u>(11,513)</u>	<u>(5,991)</u>
Net Current Assets		<u>40,177</u>	<u>25,081</u>
Total Assets less Current Liabilities		<u>40,177</u>	<u>25,081</u>
Reserves			
Capital reserves and funds	6	6,400	6,400
Income and expenditure account		33,777	18,681
Equity attributable to owners of the company		<u>40,177</u>	<u>25,081</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 Finn Eber Management Co. Company Limited by Guarantee, 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 7 October 2025 and signed on its behalf by:

Mary McEntee
Director

Brian Ormond
Director

Finn Eber Management Co. Company Limited by Guarantee
RECONCILIATION OF MEMBERS' FUNDS

as at 30 June 2025

	Retained surplus €	Sinking Fund Reserve €	Total €
At 1 July 2023	19,997	6,400	26,397
Deficit for the financial year	(1,316)	-	(1,316)
At 30 June 2024	18,681	6,400	25,081
Surplus for the financial year	15,096	-	15,096
At 30 June 2025	33,777	6,400	40,177

Finn Eber Management Co. Company Limited by Guarantee

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

1. General Information

Finn Eber Management Co. Company Limited by Guarantee is a company limited by guarantee incorporated in Ireland

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 30 June 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 annual management fees charged to the 32 property units in the development.

Taxation

Current tax represents the amount expected to be paid or recovered in respect of taxable income for the financial year and is calculated using the tax rates and laws that have been enacted or substantially enacted at the Balance Sheet date.

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. Debtors	2025	2024
	€	€
Trade debtors	44,457	30,209
	<u> </u>	<u> </u>
4. Creditors	2025	2024
Amounts falling due within one year	€	€
Trade creditors	3,003	3,059
Accruals	8,510	2,932
	<u> </u>	<u> </u>
	11,513	5,991
	<u> </u>	<u> </u>

Finn Eber Management Co. Company Limited by Guarantee

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 30 June 2025

5. 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 € 1.27.

6. Income Statement

	Income and expenditure account €	Sinking Fund Reserve €	Total €
At 1 July 2024	18,681	6,400	25,081
Surplus/(deficit) for the financial year	15,096	-	15,096
	<u>33,777</u>	<u>6,400</u>	<u>40,177</u>
At 30 June 2025	<u>33,777</u>	<u>6,400</u>	<u>40,177</u>

7. Directors' remuneration

The directors are not remunerated for services provided to the company.

8. Post-Balance Sheet Events

The impact of rising costs in 2024 has been financially challenging for all businesses. The directors consider that the company has adequate financial reserves to cope with the financial impact of inflation. Therefore the directors have deemed it appropriate to prepare the statutory financial statements on a going concern basis.

9. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 7 October 2025.