

Company registration number: 393451

**Colliers Brook Management Company CLG
Trading as Colliers Brook Management Company Limited By Guarantee
(A Company Limited by Guarantee and not having Share Capital)**

Unaudited financial statements

for the financial year ended 31 March 2025

Colliers Brook Management Company CLG
(A Company Limited by Guarantee and not having Share Capital)

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Colliers Brook Management Company CLG
Company limited by guarantee

Directors and other information

Directors	Dominic Doheny Justin Colgan David Kavanagh Mary Murphy
Secretary	Dominic Doheny
Company number	393451
Registered office	Central Business Park Clonminch Tullamore Co Offaly. R35K681.
Business address	Central Business Park Clonminch Tullamore Co Offaly
Accountants	McM & Co Suite 6 & 7, Block 6, Central Business Park, Tullamore, Co Offaly.
Bankers	AIB Bank William Street Tullamore Co Offaly.
Solicitors	Hoey & Denning High Street Tullamore Co Offaly.

Colliers Brook Management Company CLG
(A Company Limited by Guarantee and not having Share Capital)

Directors report

The directors present their annual report and the unaudited financial statements of the company for the financial year ended 31 March 2025.

Directors

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

Dominic Doheny
Justin Colgan
David Kavanagh
Mary Murphy

Principal activities

The principal activity is the management of the Colliers Brook housing estate.

Development and performance

The directors aim to present a balanced and comprehensive review of the development and performance of the business during the year and its position at the year end. The review is consistent with the size and non-complex nature of the business and is written in the context of the risks and uncertainties faced. The directors consider the results satisfactory for the year under review. They are confident that there are no going concern issues and will continue to fund its obligations in future years.

Assets and liabilities and financial position

The Company reported a surplus of € nil (2024 € nil)

Dividends

During the financial year the directors have not paid any dividends or recommended payment of a final dividend.

Events after the end of the reporting period

No events occurred after the year end which would require additional disclosures or amendments to 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 accounting records are the implementation of necessary policies and procedures for recording transactions, the employment of competent accounting personnel with appropriate expertise and the provision of adequate resources to the financial function. The accounting records of the company are located at Central Business Park, Clonminch Road, Tullamore, Co Offaly..

This report was approved by the board of directors on 22 January 2026 and signed on behalf of the board by:

Dominic Doheny
Director

Mary Murphy
Director

Colliers Brook Management Company CLG
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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 profit or loss 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.

Colliers Brook Management Company CLG
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Accountants' Report to the board of directors
on the Unaudited financial statements of Colliers Brook Management Company CLG

In accordance with the engagement letter dated 22 December 2025, and in order to assist you to fulfil your duties under the Companies Act 2014, we have compiled the financial statements which comprise the statement of comprehensive income, balance sheet, statement of changes in equity 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 31 March 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 profit or loss 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.

McM & Co
Chartered Accountants & Registered Auditors

Suite 6 & 7, Block 6,
Central Business Park,
Tullamore,
Co Offaly.

22 January 2026

Colliers Brook Management Company CLG
(A Company Limited by Guarantee and not having Share Capital)

Statement of comprehensive income
Financial year ended 31 March 2025

	Note	2025	2024
		€	€
Turnover		10,632	22,122
Gross profit		<u>10,632</u>	<u>22,122</u>
Administrative expenses		(10,633)	(22,122)
Operating (loss)/profit		<u>(1)</u>	<u>-</u>
(Loss)/profit before taxation		<u>(1)</u>	<u>-</u>
Tax on (loss)/profit		-	-
(Loss)/profit for the financial year		<u><u>(1)</u></u>	<u><u>-</u></u>
Sinking Fund Movement		<u>(2,201)</u>	<u>2,000</u>
Total comprehensive income for the financial year		<u><u>(2,202)</u></u>	<u><u>2,000</u></u>

The notes on pages 9 to 11 form part of these financial statements.

Colliers Brook Management Company CLG
(A Company Limited by Guarantee and not having Share Capital)

Balance sheet
As at 31 March 2025

	Note	2025 €	€	2024 €	€
Current assets					
Debtors	6	8,819		28,479	
Cash at bank and in hand		51,940		51,932	
		<u>60,759</u>		<u>80,411</u>	
Creditors: amounts falling due within one year					
	7	<u>(36,594)</u>		<u>(54,044)</u>	
Net current assets			<u>24,165</u>		<u>26,367</u>
Total assets less current liabilities			<u>24,165</u>		<u>26,367</u>
Net assets			<u><u>24,165</u></u>		<u><u>26,367</u></u>
Capital and reserves					
Sinking Fund 1			19,093		21,794
Sinking Fund 2			5,073		4,573
Profit and loss account			(1)		-
Members funds			<u><u>24,165</u></u>		<u><u>26,367</u></u>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and in accordance with Section 1A of FRS 102 Financial Reporting Standard applicable in the UK and Republic of Ireland'.

We, as directors of Colliers Brook Management Company CLG 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 9 to 11 form part of these financial statements.

**Colliers Brook Management Company CLG
(A Company Limited by Guarantee and not having Share Capital)**

**Balance sheet (continued)
As at 31 March 2025**

These financial statements were approved by the board of directors on 22 January 2026 and signed on behalf of the board by:

Dominic Doheny
Director

Mary Murphy
Director

The notes on pages 9 to 11 form part of these financial statements.

Colliers Brook Management Company CLG
(A Company Limited by Guarantee and not having Share Capital)

Statement of changes in equity
Financial year ended 31 March 2025

	Sinking Fund 1	Sinking Fund 2	Profit and loss account	Total
	€	€	€	€
At 1 April 2023	20,294	4,073	-	24,367
(Loss)/profit for the financial year			-	-
Other comprehensive income for the financial year (note 8)	1,500	500	-	2,000
Total comprehensive income for the financial year	<u>1,500</u>	<u>500</u>	<u>-</u>	<u>2,000</u>
At 31 March 2024 and 1 April 2024	<u>21,794</u>	<u>4,573</u>	<u>-</u>	<u>26,367</u>
(Loss)/profit for the financial year			(1)	(1)
Other comprehensive income for the financial year (note 8)	(2,701)	500	-	(2,201)
Total comprehensive income for the financial year	<u>(2,701)</u>	<u>500</u>	<u>(1)</u>	<u>(2,202)</u>
At 31 March 2025	<u><u>19,093</u></u>	<u><u>5,073</u></u>	<u><u>(1)</u></u>	<u><u>24,165</u></u>

Colliers Brook Management Company CLG
(A Company Limited by Guarantee and not having Share Capital)

Notes to the financial statements
Financial year ended 31 March 2025

1. General information

The company is a private company limited by guarantee, registered in Ireland. The address of the registered office is Central Business Park, Clonminch, Tullamore, Co Offaly., R35K681..

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.

Turnover

Turnover is measured at the fair value of the consideration received or receivable for goods supplied and services rendered, net of discounts and Value Added Tax.

Revenue from the sale of goods is recognised when the significant risks and rewards of ownership have transferred to the buyer, usually on despatch of the goods; the amount of revenue can be measured reliably; it is probable that the associated economic benefits will flow to the entity and the costs incurred or to be incurred in respect of the transactions can be measured reliably.

Colliers Brook Management Company CLG
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Notes to the financial statements (continued)
Financial year ended 31 March 2025

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.

Where investments in non-convertible preference shares and non-puttable ordinary shares or preference shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in profit or loss. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

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

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised in profit or loss immediately.

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 profit or loss 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.

4. Limited by guarantee

The liability of each member, in the event of the company being wound up, is €1 each.

5. Appropriations of profit and loss account

	2025	2024
	€	€
At the start of the financial year	-	-
(Loss)/profit for the financial year	(1)	-
At the end of the financial year	(1)	-

Colliers Brook Management Company CLG
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Notes to the financial statements (continued)
Financial year ended 31 March 2025

6. Debtors

	2025	2024
	€	€
Trade debtors	3,496	23,616
Prepayments	5,323	4,863
	<u>8,819</u>	<u>28,479</u>

7. Creditors: amounts falling due within one year

	2025	2024
	€	€
Trade creditors	17,574	44,500
Other creditors including tax and social insurance	861	861
Accruals	18,159	8,683
	<u>36,594</u>	<u>54,044</u>

8. Analysis of other comprehensive income

	Sinking Fund 1	Sinking Fund 2	Total
	€	€	€
Financial year ended 31 March 2024			
Sinking fund movement	<u>1,500</u>	<u>500</u>	<u>2,000</u>
Financial year ended 31 March 2025			
Sinking Fund Movement	<u>(2,701)</u>	<u>500</u>	<u>(2,201)</u>

9. Related party transactions

Dominic Doheny is director and shareholder of John Flanagan's Development Limited which is Colliers Brook Management CLG's largest creditor.

10. Approval of financial statements

The board of directors approved these financial statements for issue on 22 January 2026.

**Colliers Brook Management Company CLG
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The following pages do not form part of the statutory accounts.

Colliers Brook Management Company CLG
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Detailed profit and loss account
Financial year ended 31 March 2025

	2025	2024
	€	€
Turnover		
Service Charge Income	10,632	22,122
	<u>10,632</u>	<u>22,122</u>
Gross profit	<u>10,632</u>	<u>22,122</u>
Gross profit percentage	100.0%	100.0%
Overheads		
Administrative expenses	(10,633)	(22,122)
	<u>(10,633)</u>	<u>(22,122)</u>
Operating (loss)/profit	(1)	-
(Loss)/profit before taxation	<u>(1)</u>	<u>-</u>

Colliers Brook Management Company CLG
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Detailed profit and loss account (continued)
Financial year ended 31 March 2025

	2025	2024
	€	€
Overheads		
Administrative expenses		
Management expenses	1,845	1,770
Insurance	5,934	5,162
Landscaping	2,614	1,948
Light and heat	1,255	1,797
Repairs and maintenance	(6,687)	5,988
Printing, postage and stationery	130	-
Transfer to Sinking Fund	2,000	2,000
Legal and professional	507	1,486
Accountancy fees	2,542	1,479
Bank charges	343	343
General expenses	150	149
	<u>10,633</u>	<u>22,122</u>