

Company registration number: 241899

**The Rope Walk Management Company Limited by Guarantee
Trading as The Rope Walk Management Company Ltd
(A Company Limited by Guarantee and not having Share Capital)**

Unaudited financial statements

for the financial year ended 31 August 2025

**The Rope Walk Management Company Limited by Guarantee
(A Company Limited by Guarantee and not having Share Capital)**

Contents

	Page
Directors and other information	1
Directors report	2
Directors responsibilities statement	3
Accountants report	4
Income and Expenditure Account	5
Balance sheet	6 - 7
Statement of changes in equity	8
Notes to the financial statements	9 - 11

**The Rope Walk Management Company Limited by Guarantee
Company limited by guarantee**

Directors and other information

Directors	Mr Patrick Burke Miss Pauline Durcan
Secretary	Alan Johnston
Company number	241899
Registered office	The Rope Walk Management Company Ltd 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 D12 W657
Bankers	Allied Irish Bank 40/42 Ranelagh Dublin 6

**The Rope Walk Management Company Limited by Guarantee
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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 31 August 2025.

Directors

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

Mr Patrick Burke
Miss Pauline Durcan

Principal activities

The activity of the company is to manage part of the apartment block at Leonard's Court, 71 Lower Clanbrassil Street, Dublin 8.

Development and performance

The company made a surplus of € 4,782 (2024: € 2,665) before transfer to the sinking fund. The members fund increased from € 43,503 to € 48,285.

Assets and liabilities and financial position

The company has total assets of € 49,741, of which cash at bank is the principal asset at € 40,187. The overall liabilities decreased due to no creditors due and no payment of service charges in advance in 2025.

Principal risks and uncertainties

The company levies services 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.

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 23 Lennox Street, Portobello, Dublin 8.

This report was approved by the board of directors on 23 January 2026 and signed on behalf of the board by:

Mr Patrick Burke
Director

Miss Pauline Durcan
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 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.

Mr Patrick Burke
Director

Miss Pauline Durcan
Director

23 January 2026

**The Rope Walk Management Company Limited by Guarantee
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**Accountants' Report to the board of directors
on the Unaudited financial statements of The Rope Walk Management Company Limited by Guarantee**

In accordance with the engagement letter dated 28 November 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 Income and Expenditure Account, 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 August 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.

Regan & Co
Chartered accountants
Unit 7 Bridgecourt Office Park
Walkinstown Avenue
Dublin 12
D12 W657

23 January 2026

**The Rope Walk Management Company Limited by Guarantee
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**Income and expenditure account
Financial year ended 31 August 2025**

	Note	2025	2024
		€	€
Service charges	5	22,036	21,428
Administrative expenses		(17,254)	(18,763)
Surplus/(deficit) before transfer to Sinking Fund		<u>4,782</u>	<u>2,665</u>
Transfer to comply with mud act (2011)		(1,600)	(1,600)
Surplus for the financial year		<u><u>3,182</u></u>	<u><u>1,065</u></u>
Transfer to (from) Sinking Fund		1,600	1,600
Total comprehensive income for the financial year		<u><u>4,782</u></u>	<u><u>2,665</u></u>

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

**The Rope Walk Management Company Limited by Guarantee
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**Balance sheet
As at 31 August 2025**

		2025		2024	
	Note	€	€	€	€
Current assets					
Debtors	7	9,554		4,455	
Cash at bank and in hand		40,187		42,004	
		49,741		46,459	
Creditors: amounts falling due within one year					
	8	(1,456)		(2,956)	
Net current assets			48,285		43,503
Total assets less current liabilities			48,285		43,503
Net assets			48,285		43,503
Capital and reserves					
Sinking Fund			20,750		19,150
Income & Expenditure Account			27,535		24,353
Members funds			48,285		43,503

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 The Rope Walk Management Company Limited 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 9 to 11 form part of these financial statements.

**The Rope Walk Management Company Limited by Guarantee
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**Balance sheet (continued)
As at 31 August 2025**

These financial statements were approved by the board of directors on 23 January 2026 and signed on behalf of the board by:

Mr Patrick Burke
Director

Miss Pauline Durcan
Director

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

**The Rope Walk Management Company Limited by Guarantee
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**Statement of changes in equity
Financial year ended 31 August 2025**

	Sinking Fund	Profit and loss account	Total
	€	€	€
At 1 September 2023	17,550	23,288	40,838
Surplus / Deficit for the financial year		1,065	1,065
Other comprehensive income for the financial year:			
Transfer to (from) Sinking Fund	1,600	-	1,600
Total comprehensive income for the financial year	1,600	1,065	2,665
At 31 August 2024 and 1 September 2024	19,150	24,353	43,503
Surplus / Deficit for the financial year		3,182	3,182
Other comprehensive income for the financial year:			
Transfer to (from) Sinking Fund	1,600	-	1,600
Total comprehensive income for the financial year	1,600	3,182	4,782
At 31 August 2025	20,750	27,535	48,285

**The Rope Walk Management Company Limited by Guarantee
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**Notes to the financial statements
Financial year ended 31 August 2025**

1. General information

The company is a private company limited by guarantee, registered in IRELAND. The address of the registered office is The Rope Walk Management Company Ltd, 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'. The Triennial review 2017 amendments to the standard have been early adopted.

3. Accounting policies and measurement bases

Basis of preparation

The financial statements have been prepared on the historical cost basis. 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 the apartment block by each owner.

Financial instruments

The company has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the company's statement of financial position when the company becomes party to contractual provisions of the instrument.

Financial assets are classified into specific categories. The classification depends on the nature and purpose of the financial assets and is determined at the time of recognition.

Basic financial assets

Basic financial assets, which include trade and other receivables and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Other financial assets classified as fair value through surplus or deficit are measured at fair value.

Other financial assets

Other financial assets, including investments in equity instruments which are not subsidiaries, associates or joint ventures, are initially measured at fair value, which is normally the transaction price. Such assets are subsequently carried at fair value and the changes in fair value are recognised in profit or loss, except that investments in equity instruments that are not publically traded and whose fair values cannot be measured reliably are measured at cost less impairment.

**The Rope Walk Management Company Limited by Guarantee
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**Notes to the financial statements (continued)
Financial year ended 31 August 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 turnover is attributable to the principal activity of the company which is wholly undertaken in Ireland.

6. Appropriations of income and expenditure account

	2025	2024
	€	€
At the start of the financial year	24,353	23,288
Surplus for the financial year	3,182	1,065
At the end of the financial year	<u>27,535</u>	<u>24,353</u>

7. Debtors

	2025	2024
	€	€
Service Charges Receivable	205	200
Prepayments	973	915
Accrued income	8,376	3,340
	<u>9,554</u>	<u>4,455</u>

8. Creditors: amounts falling due within one year

	2025	2024
	€	€
Payments received on account	-	845
Trade creditors	-	631
Accruals	1,456	1,480
	<u>1,456</u>	<u>2,956</u>

**The Rope Walk Management Company Limited by Guarantee
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**Notes to the financial statements (continued)
Financial year ended 31 August 2025**

9. 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
	€	€	€	€
Mr Alan Johnston	5,000	4,500	-	-

Mr Alan Johnston is the Company Secretary and the appointed managing agent for the company.

10. Approval of financial statements

The board of directors approved these financial statements for issue on 23 January 2026.