

Leona Honeypark Owners' Management CLG
Abridged Financial Statements
for the financial year ended 31 May 2025

Leona HoneyPark Owners' Management CLG

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Leona Honeypark Owners' Management CLG DIRECTORS AND OTHER INFORMATION

| | |
|--------------------------|---|
| Directors | Pearse McElroy (Appointed 23 May 2025) David Egan Michael Peters Tyler (Resigned 23 May 2025) |
| Company Secretary | Pearse McElroy |
| Company Number | 619862 |
| Registered Office | Unit 1 Aspen Court Bray Road Dublin 18 |
| Business Address | Leona Upper Glenageary Road Dun Laoighaire Co. Dublin |
| Auditors | Reardons Advisory Limited Chartered Accountants and Statutory Audit Firm 23 The Crescent Monkstown Co. Dublin |
| Bankers | AIB 1-4 Lower Baggot Street Dublin 2 |
| Managing Agents | Wyse Property Management Limited Unit 1 Aspen Court Old Bray Road Dublin 18 |

Leona Honeypark Owners' Management CLG

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 31 May 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 and enable the financial statements to be readily and properly audited. 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.

Disclosure of Information to Auditor

Each persons who are directors at the date of approval of this report confirms that:

- there is no relevant audit information (information needed by the company's auditor in connection with preparing the auditor's report) of which the company's auditor is unaware, and
- the directors have taken all the steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the company's auditor is aware of that information.

Signed on behalf of the board

Pearse McElroy
Director

5 September 2025

David Egan
Director

5 September 2025

INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE DIRECTORS OF LEONA HONEYPARK OWNERS' MANAGEMENT CLG

pursuant to section 356(1) and 356(2) of the Companies Act 2014

Opinion

In our opinion the directors are entitled under section 352 of the Companies Act 2014 to annex to the annual return of the company the abridged financial statements and those abridged financial statements have been properly prepared pursuant to the provisions of section 353 of that Act (exemptions available to small companies).

Basis of opinion

We have examined :

- (i) the abridged financial statements for the financial year ended 31 May 2025 on pages 8 to 11 which the directors of Leona HoneyPark Owners' Management CLG propose to annex to the annual return of the company; and
- (ii) the financial statements to be laid before the Annual General Meeting, which form the basis for those abridged financial statements.

The scope of our work for the purpose of this report was limited to confirming that the directors are entitled to annex abridged financial statements to the annual return and that those abridged financial statements have been properly prepared, pursuant to section 353 of the Companies Act 2014, from the financial statements to be laid before the Annual General Meeting.

Respective responsibilities of directors and auditors

It is your responsibility to prepare abridged financial statements which comply with section 352 of the Companies Act 2014. It is our responsibility to form an independent opinion that the directors are entitled under section 352 of the Companies Act 2014 to annex abridged financial statements to the annual return of the company and that those abridged financial statements have been properly prepared pursuant to sections 352 and 353 of that Act and to report our opinion to you.

This report is made solely to the company's directors, as a body, in accordance with section 356(2) of the Companies Act 2014. Our work has been undertaken so that we might state to the directors those matters we are required to state to them in our report under section 356(2) of the Companies Act 2014 and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the directors for our work, for this report, or for the opinions we have formed.

Other Information required by the Companies Act 2014

On 5 September 2025 we reported to the members on the company's financial statements for the financial year ended 31 May 2025 and our report was as follows:

"Report on the audit of the financial statements

Opinion

We have audited the financial statements of Leona HoneyPark Owners' Management CLG ('the company') for the financial year ended 31 May 2025 which comprise the Income and Expenditure Account, the Balance Sheet, the Reconciliation of Members' Funds , the Cash Flow Statement and the related notes to the financial statements, including the summary of significant accounting policies set out in note 2. The financial reporting framework that has been applied in their preparation is Irish Law and FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", issued in the United Kingdom by the Financial Reporting Council, applying Section 1A of that Standard.

In our opinion the financial statements:

- give a true and fair view of the assets, liabilities and financial position of the company as at 31 May 2025 and of its surplus for the financial year then ended;
- have been properly prepared in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland", applying Section 1A of that Standard; and
- have been properly prepared in accordance with the requirements of the Companies Act 2014.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (Ireland) (ISAs (Ireland)) and applicable law. Our responsibilities under those standards are described below in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of financial statements in Ireland, including the Ethical Standard for Auditors (Ireland) issued by the Irish Auditing and Accounting Supervisory Authority (IAASA), and the Provisions Available for Audits of Small Entities, in the circumstances set out in note 3 to the financial statements, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE DIRECTORS OF LEONA HONEYPARK OWNERS' MANAGEMENT CLG

pursuant to section 356(1) and 356(2) of the Companies Act 2014

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from the date when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

Other Information

The directors are responsible for the other information. The other information comprises the information included in the annual report other than the financial statements and our Auditor's Report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2014

In our opinion, based on the work undertaken in the course of the audit, we report that:

- the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Directors' Report has been prepared in accordance with applicable legal requirements.

We have obtained all the information and explanations which, to the best of our knowledge and belief, are necessary for the purposes of our audit.

In our opinion the accounting records of the company were sufficient to permit the financial statements to be readily and properly audited and the financial statements are in agreement with the accounting records.

Matters on which we are required to report by exception

Based on the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified any material misstatements in the directors' report.

The Companies Act 2014 requires us to report to you if, in our opinion, the requirements of any of sections 305 to 312 of the Act, which relate to disclosures of directors' remuneration and transactions are not complied with by the Company. We have nothing to report in this regard.

Respective responsibilities

Responsibilities of directors for the financial statements

As explained more fully in the Directors' Responsibilities Statement set out on page 4, the directors are responsible for the preparation of the financial statements in accordance with the applicable financial reporting framework that give a true and fair view, and for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, if applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the company or to cease operation, or has no realistic alternative but to do so.

INDEPENDENT AUDITOR'S SPECIAL REPORT TO THE DIRECTORS OF LEONA HONEYPARK OWNERS' MANAGEMENT CLG

pursuant to section 356(1) and 356(2) of the Companies Act 2014

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditor's Report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (Ireland) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the IAASA's website at: www.iaasa.ie/wp-content/uploads/2022/10/Description_of_auditors_responsibilities_for_audit.pdf. The description forms part of our Auditor's Report.

The purpose of our audit work and to whom we owe our responsibilities

Our report is made solely to the company's members, as a body, in accordance with section 391 of the Companies Act 2014. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an Auditor's Report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume any responsibility to anyone other than the company and the company's members, as a body, for our audit work, for this report, or for the opinions we have formed."

Mark Reardon

for and on behalf of

REARDONS ADVISORY LIMITED

Chartered Accountants and Statutory Audit Firm

23 The Crescent

Monkstown

Co. Dublin

5 September 2025

Leona Honeypark Owners' Management CLG

BALANCE SHEET

as at 31 May 2025

| | Notes | 2025 € | 2024 € |
|---|-------|-----------------------|-----------------------|
| Current Assets | | | |
| Debtors | 7 | 14,065 | 16,400 |
| Cash at bank and in hand | | 455,550 | 212,118 |
| | | <u>469,615</u> | <u>228,518</u> |
| Creditors: amounts falling due within one year | 9 | <u>(287,901)</u> | <u>(59,698)</u> |
| Net Current Assets | | <u>181,714</u> | <u>168,820</u> |
| Total Assets less Current Liabilities | | <u><u>181,714</u></u> | <u><u>168,820</u></u> |
| Reserves | | | |
| Capital reserves and funds | 11 | 120,083 | 103,428 |
| Income and expenditure account | 11 | 61,631 | 65,392 |
| Members' Funds | | <u><u>181,714</u></u> | <u><u>168,820</u></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 Leona Honeypark Owners' Management CLG, state that -

The company has relied on the specified exemption contained in section 352 Companies Act 2014. The company has done so on the grounds that it is entitled to the benefit of that exemption as a small company and confirm that 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 5 September 2025 and signed on its behalf by:

Pearse McElroy
Director

David Egan
Director

Leona Honeypark Owners' Management CLG

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 May 2025

1. General Information

Leona Honeypark Owners' Management CLG is a company limited by guarantee incorporated and registered in Ireland. The registered number of the company is 619862. The registered office of the company is Unit 1, Aspen Court, Bray Road, Dublin 18. The company's principal activity is the management of the common areas of the residential property known as Leona, Glenageary Road, Dun Laoghaire, Co. Dublin on a non-profit basis. There are 160 units in the multi-unit development from which the company is entitled to receive service charges.

The company meets the definition of an 'owners' management company' under the Multi-Unit Developments Act 2011.

Currency

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 31 May 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 service charges received and receivable on or before the balance sheet date.

Expenses

Expenses include Value Added Tax, where applicable, as it is not reclaimable by the company.

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.

Cash at bank and in hand

Cash and cash equivalents comprise cash at bank and in hand, demand deposits with banks and other short-term highly liquid investments with original maturities of three months or less and bank overdrafts.

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 is involved in mutual trading activities on which there is no charge to corporation tax.

Leona Honeypark Owners' Management CLG

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 May 2025

Sinking Fund Contributions

In accordance with Section 19 of the Multi - Unit Developments 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. Provisions Available for Audits of Small Entities

In common with many other businesses of our size and nature, we use our auditors to prepare and submit tax returns to the Revenue and to assist with the preparation of the financial statements.

4. Common areas and location

In accordance with the MUD Act, legal title to the common areas of the development have been transferred to the management company. The common areas are not included in these financial statements as they were acquired at no cost and the Directors consider that these assets have no value separate from the residential units.

5. Service Charges

There are 160 units in the multi-unit development from which the company is entitled to receive service charges with aggregate service charges billed for the year of €481,491 (2024: €464,025).

6. Employees

The average monthly number of employees, including directors, during the financial year was Nil, (2024 - Nil).

| | | |
|--|-----------------------|-----------------------|
| 7. Debtors | 2025 | 2024 |
| | € | € |
| Accrued income | 10,895 | 11,619 |
| Prepayments | 3,170 | 4,781 |
| | 14,065 | 16,400 |
| | <u><u>14,065</u></u> | <u><u>16,400</u></u> |
| 8. Cash and cash equivalents | 2025 | 2024 |
| | € | € |
| Cash and bank balances | 455,550 | 212,118 |
| | <u><u>455,550</u></u> | <u><u>212,118</u></u> |
| 9. Creditors | 2025 | 2024 |
| Amounts falling due within one year | € | € |
| Trade creditors | 16,666 | 45,041 |
| Accruals | 21,863 | 14,657 |
| Deferred Income | 249,372 | - |
| | 287,901 | 59,698 |
| | <u><u>287,901</u></u> | <u><u>59,698</u></u> |

Leona Honeypark Owners' Management CLG

NOTES TO THE ABRIDGED FINANCIAL STATEMENTS

for the financial year ended 31 May 2025

10. 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.

11. Reserves

| | Income and expenditure account € | Sinking fund reserve € | District Heating System € | Total € |
|--------------------------------|---|---------------------------------|------------------------------------|----------------|
| At 1 June 2024 | 65,392 | 83,501 | 19,927 | 168,820 |
| Transfer of realised profit | (16,655) | | - | (16,655) |
| Surplus for the financial year | 12,894 | | - | 12,894 |
| Other movements | - | 16,655 | - | 16,655 |
| | <u>61,631</u> | <u>100,156</u> | <u>19,927</u> | <u>181,714</u> |
| At 31 May 2025 | | | | |

12. Capital commitments

The company had no material capital commitments at the financial year-ended 31 May 2025.

13. Post-Balance Sheet Events

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

14. Controlling Interest

The Company's constitution states that it is controlled by its members, who are all owners. It is the members' responsibility to elect management to look after the affairs of the company. All apartments and other assets of the company were owned by Patrizia Ireland Limited (an Irish affiliate of Patrizia Immobilient Ag, a German based investment company) who is the sole member of the company.

15. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 5 September 2025.