

Holyrood Flat Management Company Limited
Directors' Report and Unaudited Financial Statements
for the financial year ended 30 November 2025

S.P Hickey & Company Limited
Chartered Accountants and Statutory Auditors
126 Baggot Street Lower
Dublin 2
Republic of Ireland

Company Number: 90110

Holyrood Flat Management Company Limited

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Holyrood Flat Management Company Limited

DIRECTORS AND OTHER INFORMATION

Directors	Anthony Sheridan Lorcan Murphy (Resigned 25 October 2025) Clodagh McAllister Robert Rowlette (Appointed 25 October 2025)
Company Secretary	Paula Barrett Properties Limited
Company Number	90110
Registered Office	C/o Paula Barrett Properties Limited Unit 13 Block 5 Port Tunnel Business Park Clonshaugh Dublin D17 HY93
Business Address	C/o Paula Barrett Properties Limited Unit 13 Block 5 Port Tunnel Business Park Clonshaugh Dublin D17 HY93
Accountants	S.P Hickey & Company Limited Chartered Accountants and Statutory Auditors 126 Baggot Street Lower Dublin 2 Republic of Ireland
Bankers	Allied Irish Bank 98 Sandymount Road Dublin 4
Managing Agents	Paula Barrett Properties Limited Unit 13 Block 5 Port Tunnel Business Park Clonshaugh Dublin D17 HY93

Holyrood Flat Management Company Limited

DIRECTORS' REPORT

for the financial year ended 30 November 2025

The directors present their report and the unaudited financial statements for the financial year ended 30 November 2025.

Principal Activity and Review of the Business

The company is solely established for the management of the common areas of Holyrood Apartments, Dublin 4. The company is subject to the Multi Unit Developments Act 2011 and is registered under the Companies Act 2014.

The company meets the definition of an "Owners Management Company" under the Multi-Unit Developments Act 2011.

There has been no significant change in these activities during the financial year ended 30 November 2025.

Results and Dividends

The loss for the financial year amounted to €(3,443) (2024 - €(6,021)).

The directors do not recommend payment of a dividend.

At the end of the financial year, the company has assets of €73,293 (2024 - €76,551) and liabilities of €3,800 (2024 - €3,615). The net assets of the company have decreased by €(3,443).

The Directors are satisfied with the company's performance during the year; although the company operated a deficit, it charged a Levy and carried out a repair project to the property balconies.

Directors and Secretary

The directors who served throughout the financial year, except as noted, were as follows:

Anthony Sheridan
Lorcan Murphy (Resigned 25 October 2025)
Clodagh McAllister
Robert Rowlette (Appointed 25 October 2025)

The secretary who served throughout the financial year was Paula Barrett Properties Limited.

The directors' and the secretary's interests in the shares of the company are as follows:

Name	Class of Shares	Number Held At 30/11/25	Number Held At 01/12/24
Anthony Sheridan	Ordinary	1	1
Lorcan Murphy	Ordinary	1	1
Clodagh McAllister	Ordinary	1	1
Robert Rowlette	Ordinary	1	1
		<hr/>	<hr/>
		4	4
		<hr/> <hr/>	<hr/> <hr/>

There were no changes in shareholdings between 30 November 2025 and the date of signing the financial statements.

In accordance with the Constitution, the directors retire by rotation and, being eligible, offer themselves for re-election.

Future Developments

Holyrood Flat Management Limited maintains the development to a high standard and will continue to do so in the coming period. The company is also committed to managing and safeguarding a sinking fund for any future capital funding that may be required by the development.

Post Balance Sheet Events

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

Principal Risks and Uncertainties

The principal risks and uncertainties facing the company relate to the wider state of the Irish economy. Taxation increases and other property-related charges have limited the level of income of many owners and made it more difficult for some owners to pay all service charges in full and on time. Under the mandate of members, the directors are committed to enforcing the policy of collecting all legally enforceable debts to ensure that the company can

Holyrood Flat Management Company Limited

DIRECTORS' REPORT

for the financial year ended 30 November 2025

continue to provide its services and safeguard the common areas for the benefit of all residents and owners.

The company operates solely in the Republic of Ireland. Therefore, it is not subject to currency risks. The company does not rely on borrowings and has little exposure to interest rate risk. The company's policy is to ensure that sufficient resources are available from cash balances, cash flows and the sinking fund to ensure all current and capital expenditure obligations can be met when they fall due. As the development gets older, it is important that the property owners put aside sufficient funds to build a Sinking Fund adequate to requirements and this matter is discussed each year at the Annual General Meeting. The company does not foresee any immediate capital funding requirement, but should one arise the directors are satisfied that relevant systems are in place to respond accordingly either through the company's insurance policy, the sinking fund or by calling a meeting of the members in relation to any further funding requirements.

For multi-unit developments, expenditure under some budget headings have been impacted and the labour market effects of cost-of-living crises have also generated implications for the payment of service charges. The increase in inflation since late-2021 has affected the costs of the Company in multiple areas. These issues are being monitored closely by the OMC Directors and by the Managing Agent and this will continue to be the case.

Accounting Records

To ensure that adequate accounting records are kept in accordance with sections 281 to 285 of the Companies Act 2014, the directors have employed appropriately qualified accounting personnel and have maintained appropriate computerised accounting systems. The accounting records are located at the company's office at C/o Paula Barrett Properties Limited Unit 13 , Block 5 , Port Tunnel Business Park , Clonshaugh, Dublin D17 HY93.

Signed on behalf of the board

Anthony Sheridan

Robert Rowlette

Director

Date: 24 March 2026

Holyrood Flat Management Company Limited

DIRECTORS' RESPONSIBILITIES STATEMENT

for the financial year ended 30 November 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" 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 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 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.

Signed on behalf of the board

Anthony Sheridan

Robert Rowlette

Director

Date: 24 March 2026

Holyrood Flat Management Company Limited
CHARTERED ACCOUNTANTS AND STATUTORY AUDITORS REPORT
to the Board of Directors on the Compilation of the unaudited financial statements
of Holyrood Flat Management Company Limited
for the financial year ended 30 November 2025

In accordance with the engagement letter and in order to assist you to fulfil your duties under the Companies Act 2014, we have compiled for your approval the financial statements of the company for the financial year ended 30 November 2025 as set out on pages 8 to 15 which comprise the Profit and Loss Account, the Balance Sheet, the Statement of Changes in Equity, the Cash Flow Statement and the related notes from the company's accounting records and from information and explanations you have given to us.

As a practising member firm of the Institute of Chartered Accountants Ireland, we are subject to its ethical and other professional requirements which are detailed at <https://www.charteredaccountants.ie/Professional-Standards/Home>

This report is made solely to the Board of Directors of Holyrood Flat Management Company Limited, 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 its Board of Directors, as a body, for our work or for this report.

We have carried out this engagement in accordance with guidance issued by Chartered Accountants Ireland and have complied with the relevant ethical guidance laid down by Chartered Accountants Ireland relating to members undertaking the compilation of financial statements.

You have acknowledged on the Balance Sheet for the year ended 30 November 2025 your duty to ensure that Holyrood Flat Management Company Limited has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and loss of Holyrood Flat Management Company Limited. You consider that Holyrood Flat Management Company Limited is exempt from the statutory audit requirement for the financial year.

We have not been instructed to carry out an audit or a review of the financial statements of Holyrood Flat Management Company Limited. For this reason, we have not verified the adequacy, 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 statutory financial statements.

Stuart Hickey
for and on behalf of
S.P HICKEY & COMPANY LIMITED
Chartered Accountants and Statutory Auditors
126 Baggot Street Lower
Dublin 2
Republic of Ireland

Date: 25 March 2026

Holyrood Flat Management Company Limited

PROFIT AND LOSS ACCOUNT

for the financial year ended 30 November 2025

	Notes	2025 €	2024 €
Turnover		182,000	42,000
Other operating expenses		(185,570)	(48,021)
Operating loss		(3,570)	(6,021)
Interest receivable and similar income		127	-
Loss before taxation		(3,443)	(6,021)
Tax on loss	5	-	-
Loss for the financial year		(3,443)	(6,021)
Total comprehensive income		(3,443)	(6,021)

Approved by the board on 24 March 2026 and signed on its behalf by:

Anthony Sheridan

Robert Rowlette

Holyrood Flat Management Company Limited

BALANCE SHEET

as at 30 November 2025

	Notes	2025 €	2024 €
Current Assets			
Debtors	6	23,682	4,816
Cash and cash equivalents		49,611	71,735
		<u>73,293</u>	<u>76,551</u>
Creditors: amounts falling due within one year	9	<u>(3,800)</u>	<u>(3,615)</u>
Net Current Assets		<u>69,493</u>	<u>72,936</u>
Total Assets less Current Liabilities		<u>69,493</u>	<u>72,936</u>
Capital and Reserves			
Called up share capital presented as equity		32	32
Other reserves		37,744	37,744
Retained earnings		31,717	35,160
Equity attributable to owners of the company		<u>69,493</u>	<u>72,936</u>

The financial statements have been prepared in accordance with the small companies' regime.

I as Director of Holyrood Flat Management Company Limited, 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 shareholders of the company have not served a notice on the company under section 334(1) in accordance with section 334(2),

(d) I 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.

Approved by the board on 24 March 2026 **and signed on its behalf by:**

Anthony Sheridan

Robert Rowlette

Holyrood Flat Management Company Limited

STATEMENT OF CHANGES IN EQUITY

as at 30 November 2025

	Called up share capital €	Retained earnings €	Sinking Fund Reserve €	Total €
At 1 December 2023	32	41,181	37,744	78,957
Loss for the financial year	-	(6,021)	-	(6,021)
At 30 November 2024	32	35,160	37,744	72,936
Loss for the financial year	-	(3,443)	-	(3,443)
At 30 November 2025	32	31,717	37,744	69,493

Holyrood Flat Management Company Limited

CASH FLOW STATEMENT

for the financial year ended 30 November 2025

	Notes	2025 €	2024 €
Cash flows from operating activities			
Loss for the financial year		(3,443)	(6,021)
Adjustments for:			
Interest receivable and similar income		(127)	-
		<u>(3,570)</u>	<u>(6,021)</u>
Movements in working capital:			
Movement in debtors		(18,866)	2,802
Movement in creditors		185	1,602
		<u>(22,251)</u>	<u>(1,617)</u>
Cash flows from investing activities			
Interest received		127	-
		<u>127</u>	<u>-</u>
Net decrease in cash and cash equivalents		(22,124)	(1,617)
Cash and cash equivalents at beginning of financial year		71,735	73,352
Cash and cash equivalents at end of financial year	8	49,611	71,735

Holyrood Flat Management Company Limited

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 30 November 2025

1. General Information

Holyrood Flat Management Company Limited is a company limited by shares incorporated in Ireland. C/o Paula Barrett Properties Limited Unit 13, Block 5, Port Tunnel Business Park, Clonshaugh, Dublin, D17 HY93 is the registered office, which is also the principal place of business of the company. The nature of the company's operations and its principal activities are set out in the Directors' Report. 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 year ended 30 November 2025 have been prepared on the going concern basis and in accordance with FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (FRS 102).

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" 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.

Turnover

Income represents net service charges and sinking fund contributions received and receivable from unit holders/tenants for the period. Service charges are billed in accordance with the terms of head lease agreements and as agreed in accordance with Section 18 Multi-Unit Developments Act 2011.

For unit holders/tenants where collectability is not assured, revenue is recognised when it is probable that the economic benefits associated with the transaction will flow to the company. A provision for bad and doubtful debts is recognised where Directors deem that collectability is not assured.

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 and cash equivalents

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. In the Balance Sheet bank overdrafts are shown within Creditors.

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

Current tax represents the amount expected to be paid or recovered in respect of taxable profits 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.

Holyrood Flat Management Company Limited

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 30 November 2025

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.

Ordinary share capital

The ordinary share capital of the company is presented as equity.

3. Significant accounting judgements and key sources of estimation uncertainty

The preparation of these financial statements requires management to make judgement, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. Judgements and estimates are continually evaluated and are based on historical experiences and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The company makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the actual results. There are no estimates or assumptions that have a significant risk of causing material adjustments to the carrying amounts of assets and liabilities within the next financial year.

The directors consider the following to be its main critical judgement:

Impairment of Service Charge Arrears

The obligation to pay Service Charges is one to which each owner is legally bound under the term of their lease agreement with the Owners Management Company (OMC). Any arrears of service charges for the property are linked to the property and these are never written off. Arrears may build up on a specific property for a specific period but these will be recoverable in full when it comes to the sale of the property.

Interest is chargeable on all outstanding debts at settlement so that no benefit accrues from delaying payment and the company does not lose any value from the effect of inflation and the elapse of time on unpaid amounts charges in previous year. On this basis, no provision for impairment of service charges arrears is made.

4. Service Charges

The whole of the company's income is attributable to its operations in the Republic of Ireland and is derived from the principal activity of managing, maintaining and repairing the common areas of the development known as Holyrood Apartments, Dublin 2.

The annual management and service charges for 2025 were €42,000 and there was a Levy charged for Balcony Repairs for an additional €140,000 (2024 : €42,000). The charges for 2025 and 2024 were derived from a historical based budget and apportioned out to members at a rate specified within each members lease agreement with the Owners Management Company.

5. Tax on loss

	2025 €	2024 €
Analysis of charge in the financial year		
Current tax:		
Corporation tax	-	-
	<u> </u>	<u> </u>

No charge to tax arises as the company does not trade for a profit.

Holyrood Flat Management Company Limited

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 30 November 2025

6. Debtors	2025	2024
	€	€
Trade debtors	21,663	2,939
Prepayments	2,019	1,877
	<u>23,682</u>	<u>4,816</u>

7. Cash and cash equivalents continued

At the 30 November 2025, the company held €37,871 (2024 : €37,744), in its sinking fund.

	2025	2024
	€	€
Bank Current Account	11,740	33,991
Bank Sinking Fund Account	37,871	37,744
	<u>49,611</u>	<u>71,735</u>

8. Cash and cash equivalents

	2025	2024
	€	€
Cash and bank balances	11,740	33,991
Cash equivalents	37,871	37,744
	<u>49,611</u>	<u>71,735</u>

9. Creditors Amounts falling due within one year

	2025	2024
	€	€
Accruals	3,800	3,615
	<u>3,800</u>	<u>3,615</u>

10. Capital commitments

The company had no material capital commitments at the financial year-ended 30 November 2025.

11. Related party transactions

The Managing Agents are related parties as defined under Section 33 of Financial Reporting Standard 102, Related Party Disclosures. The fees for the year invoiced by DS22 were €6,000 for management agent services and €600 for data storage. These amounts include 23% VAT. There was no amount due on 30 November 2025 (2024: nil).

The directors are also related parties, as defined under Section 33, Financial Reporting Standards 102, all Directors serve in a voluntary capacity. The Directors are also members of the Owners' Management Company and own units within the development. Directors are therefore personally liable for service charges in accordance with their respective head lease agreements.

12. Post-Balance Sheet Events

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

Holyrood Flat Management Company Limited

NOTES TO THE FINANCIAL STATEMENTS

for the financial year ended 30 November 2025

13. Share Capital

Alotted called up and fully paid

	2025 €	2024 €
14 Ordinary shares of €2 each	28	28
2 Deferred shares of €2 each	4	4
	<u>32</u>	<u>32</u>

14. Approval of financial statements

The financial statements were approved and authorised for issue by the board of directors on 24 March 2026.